

**LONGMEADOW ZONING BOARD OF APPEALS**  
**Minutes of the January 18, 2008 hearing**

**Omni-Point/T-Mobile, 260 Meadow Road, requesting Special Permit to place Cell Tower on residential land, Petition #2006-18.**

Petition was withdrawn.

**Landers, 56 Bliss Rd., requesting a Special Permit to add above grade deck on rear, Petition #2007-34.**

Mr. & Mrs. Landers appeared before the Board requesting a Special Permit to construct an above grade deck in the rear yard.

They had appeared at the September Zoning meeting and were directed to re-work their diagrams and schematics so as to better indicate/reflect their proposed work.

They appeared at this meeting with new, more detailed plans and presented them to the Board. The plans show that the dimensions of the proposed deck are 23.7' by 25' with two (2) steps (14") above grade.

No one from the public spoke for or against the petition.

A motion was made and seconded that the proposed deck, per the plans as submitted, would intensify the existing nonconformities.

Board Members Lavenburg, Plotkin, Preston, Sirulnik and Ryan all voted in the "Affirmative" therefore moving to step 2.

A second motion was made and seconded that the proposed deck would not be more detrimental to the neighborhood than the existing nonconformities.

Board Members Lavenburg, Plotkin, Preston, Sirulnik and Ryan all voted in the "Affirmative" therefore granting the Special Permit.

**Szubelick, 34 Eton Rd., requesting a Special Permit to add to existing garage, Petition #2007-35.**

Mr. Szubelick appeared before the Board requesting a Special Permit to add onto an existing garage. He noted that the proposed addition would be no closer to the primary setback on Converse St. than 40 feet and no closer than 18 feet from the westerly side setback.

The Chairman opened the meeting to the public and Mr. David Appleman of 226 Converse St. spoke in opposition of the petition. Also noted were two (2) letters received in support of the addition. They were from Joanne & Art Bertrand of 33 Eton Rd. and Henry & Margaret Paar of 189 Eton Rd.

A motion was made and seconded that the proposed garage addition would not be more intensive or detrimental than the existing nonconformities.

Board Members Plotkin, Preston, Ryan, Lavenburg and Bean all vote in favor of the motion therefore the Special Permit was granted.

**Whalen, 90 Warren Ter., requesting a Special Permit to construct a new covered entry on the front and a new side porch, Petition #2007-39.**

The Applicant was represented by Mr. Francis Beaulieu of Francis Home Improvements, Mr. Beaulieu stated that the Owners would like to construct a new covered entry at the front of the dwelling and to construct a new side porch to the east of the existing dwelling.

Mr. Beaulieu noted that the proposed front covered entry and stairs thereto are exempt from the 40 foot primary setback requirement under Article VI, Section B, Paragraph 1a of the Town's Zoning By-Laws and that the new side porch would be no closer to the front property line than the existing dwelling and would otherwise conform to the Town's Zoning By-Laws in every respect.

No one from the public spoke for or against the petition.

A motion was made and seconded that both the new front entry way and side porch would be more intensive than the existing nonconformities.

Board Members Lavenburg, Plotkin, Preston, Ryan and Sirulnik all voted in favor of the motion therefore moving to step 2.

A second motion was made and seconded that both the new front entry way and side porch would not be more substantially detrimental to the neighborhood than the existing nonconformities.

Board Members Lavenburg, Plotkin, Preston, Ryan and Sirulnik all voted in favor of the motion therefore the Special Permit was granted.

**Burkholder, 204 Maple Rd., requesting a Special Permit to add a dormer on the rear, Petition #2007-40.**

Mrs. Burkholder and her builder, Mr. Rivit appeared before the Board to request a Special Permit to add a dormer on the rear of the dwelling. They submitted a plot plan (in reverse) and four schematic drawings depicting the details of the proposed work.

Four (4) neighbors signed and submitted correspondence in support of the request. No one else spoke for or against the petition.

A motion was made and seconded that the proposed dormer on the rear of the dwelling would result in an increase to the existing nonconformities.

Board Members Bean, Lavenburg, Plotkin, Preston and Ryan all voted in favor of the motion therefore moving to step 2.

A second motion was made and seconded that the proposed addition would not be substantially more detrimental than the existing nonconformities.

Board Members Bean, Lavenburg, Plotkin, Preston and Ryan all voted in favor of the motion therefore the Special Permit was granted.

**Tyson, 108 Maple Rd., requesting a Special Permit to add a sunroom on an existing deck, Petition #2007-41.**

The petition was continued to March 18, 2008.

**Russo, 61 Nevins Ave., requesting a Special Permit to extend the garage, Petition #2007-42.**

The Applicants appeared before the Board requesting a Special Permit to extend the garage. They presented a site plan and elevation drawing showing a 14' X 22' addition to the easterly side of the existing garage. The new garage would be in line with the existing garage and match the existing garage.

The Board discussed the addition and how it would increase the existing nonconformities (front setback) and that the proposed addition would meet the required side and rear setbacks.

Rick Daino of 45 Nevins Ave. and Bill Julian of 74 Nevins Ave. spoke in favor of the petition and the Board received a letter from Lori Fallon of 61 Nevins Ave. expressing her approval of the addition. No one spoke against the petition

A motion was made and seconded that the proposed garage addition would be more intensive than the existing nonconformities.

Board Members Lavenburg, Bean, Ryan, Plotkin and Preston all voted in favor of the motion therefore moving to step 2.

A second motion was made and seconded that the addition would not be substantially more detrimental to the neighborhood than the existing nonconformities.

Board Members Lavenburg, Bean, Ryan, Plotkin and Preston all voted in favor of the motion therefore granting the Special Permit.

**Szyluk, 164 Burbank Rd., requesting a Special Permit to construct a deck on the rear of the dwelling, Petition #2008-1.**

The Applicant appeared before the Board requesting a Special Permit to construct a wooden deck with railings measuring 6' X 10' and 11' X 2' on the rear of the dwelling.

After discussion the Board noted that the proposed deck would conform to the current by-laws and as such no new nonconformities would result from the proposed construction.

No one from the public spoke for or against the petition.

A motion was made and seconded that the proposed deck would not be more intensive than the existing nonconformities.

Board Members Preston, Plotkin, Ryan, Lavenburg and Bean all voted in favor of the motion therefore granting the Special Permit.

**Piepul, 460 Laurel St., requesting a Special Permit to add on the rear of the dwelling, Petition #2008-2.**

The Applicant appeared before the Board requesting a Special Permit to construct an addition upon the rear of the dwelling.

After discussion the Board noted that the proposed addition on the rear would conform to the current by-laws and as such no new nonconformities would result from the proposed construction.

No one from the public spoke for or against the petition.

A motion was made and seconded that the proposed addition on the rear would not be more intensive than the existing nonconformities.

Board Members Preston, Plotkin, Ryan, Lavenburg and Bean all voted in favor of the motion therefore the Special Permit was granted.