

LONGMEADOW ZONING BOARD OF APPEALS
Minutes of October 2, 2007 hearing

Omni-point/T-Mobile, 260 Meadow Road, requesting Special Permit to allow tower on residential property, Petition #2006-18

The Petition was continued to 12/18/07

Yardsley, Lot 2F Crest Rd., requesting Special Permit to have buildable lot, Petition #2007-28

The petition was withdrawn. Per Town Counsel lot is grandfathered.

Miller, 60 Barrington Rd., submit revised plan, Petition #2007-29.

Mr. Miller was granted a Special Permit at the September 11, 2007 hearing and appeared at this hearing to submit the revised plan requested at the September 11, 2007 hearing.

Diana, 62 Fairfield Ter., requesting a Special Permit to add onto the rear of dwelling, Petition #2007-31.

The Applicants appeared before the Board requesting a Special Permit to add an addition on the rear of a nonconforming dwelling.

The Board discussed the nature of the existing nonconformities and agreed that the plans will result in an intensification of the existing nonconformities given that the addition is proposed to have a second story and the southerly side setback is proposed to be further encroached by 2 feet 3 inches. The Board noted that notwithstanding the increased nonconformities that result from the addition, the construction will generally conform to dwellings in the neighborhood and that as such no detrimental effect would result from granting the Special Permit.

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

A motion was made and seconded that the addition upon the rear of the dwelling as submitted would result in an increase of the existing nonconformities of the side set backs.

Board Members Freyman, Bean, Lavenburg, Ryan & Plotkin all voted in the affirmative therefore moving to step 2.

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

Board Members Freyman, Bean, Lavenburg, Ryan & Plotkin all voted in the affirmative therefore granting the Special Permit.

Gentile, 20 Homecrest Street, requesting a Special Permit to add a 2nd floor bedroom, Petition #2007-32.

Mr. Gentile appeared before the Board requesting a Special Permit to add a 2nd floor bedroom addition. Mr. Gentile explained in detail the plot plan and presented sketches and numerous pictures of the existing structure. It was noted that the addition would be approximately 13' X 12' upon the upper portion of the rear of the dwelling.

Board Members discussed the impact of the addition and note there would be just one, on a side setback. It was also noted there would be no change to the footprint of the existing dwelling.

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

A motion was made and seconded that the proposed addition, as per the plans submitted, would be more intensive than the existing nonconformities.

Board Members Lavenburg, Bean, Plotkin, Freyman and Ryan all voted in the affirmative therefore moving to step 2.

A second motion was made and seconded that the 2nd fl addition would not be substantially more detrimental to the neighborhood than the existing nonconformities.

Board Members Lavenburg, Bean, Plotkin, Freyman and Ryan all voted in affirmative therefore the Special Permit was granted.