

**LONGMEADOW ZONING BOARD OF APPEALS**  
**Minutes of February 13, 2007**

**Allen, Lot #1 & 2 Dunn Road, requesting to be allowed to have a buildable lot, Petition #2005-29.**

Petition was continued to March 21, 2007.

**Omni-Point-T-Mobile, 260 Meadow Road, requesting to be allowed to place a Cell Tower on property, Petition #2006-18.**

Petition was continued to March 21, 2007.

**Hall, 76 Fenwood Rd., requesting a Special Permit to construct a deck on the rear of the property, Petition #2007-4.**

Mr. & Mrs. Hall appeared before the Board requesting a Special Permit to construct a deck immediately west of currently ongoing construction at the existing dwelling. Because the property is a corner lot, fronting on Fenwood Road to the east and Arcadia Street to the north, the dwelling is subject to two (2) primary set-back line requirements, one parallel to each street, and two (2) side yard set-back line requirements, one perpendicular to each street.

The Applicants explained that although the existing dwelling is non-conforming due to having a primary setback of only 24 feet from the front property line at Fenwood Road, and a frontage of only 100 feet on Arcadia Street, the proposed deck itself would meet the current Zoning By-Law in all respects.

No one spoke for or against the petition.

The Chairman then asked the Board Members if they had any comments, concerns or objections. Hearing none, Board Member Mark Sirulnik offered the following motion:

That the Board move to make a finding that, pursuant to MGL c 40A, Section 6, that the proposed 14 foot by 33 foot deck addition to the rear of the existing dwelling, per the plans submitted, would not be more intensive than the existing nonconformity due to the fact that the addition would meet the requirements of the current Zoning By-law in all respects, having a side set-back of 32 feet from the west property, a primary set-back of 54 feet from the north (Arcadia Street) property line and a side set-back of 61 feet from the south property lot line and that the Special Permit requested, therefore, be granted.

Board Members Lavenburg, Plotkin, Preston and Sirulnik all voted yes therefore granting the Special Permit.

**Berce, 10 Oxford Road, requesting a Special Permit to be allowed to put an addition on the rear of the dwelling, Petition #2007-5.**

Petition was continued to March 21, 2007.