

LONGMEADOW ZONING BOARD OF APPEALS
Minutes of the April 10, 2007 meeting.

McDonough, 25 Harwich Road, requesting a Special Permit to add to the existing dwelling, Petition #2007-7.

Petition was continued to May 2, 2007.

Murray, 3 Herbert St., requesting a Special Permit to build a second floor dormer, Petition #2007-8.

David Correira the builder for Ms. Herbert appeared before the Board and noted that the addition would be for a bathroom.

The Board discussed whether the dormer would create a new nonconformity and decided that the dormer did not create a new nonconformity and would not be more detrimental to the neighborhood.

A motion was made and seconded that the proposed dormer addition to the rear of the 2nd story of the dwelling would be no closer than 20 feet from the rear line and 36'5" from the northerly lot line and would not be more intensive than the existing nonconformity.

Board Members Lavenburg, Plotkin, Clark, Freyman and Ottani all voted in favor of the motion therefore granting the Special Permit.

Graczykowski, 67 Ferncroft St., requesting a Special Permit for an addition to the 1st fl bath, Petition #2007-9.

The applicants presented plans showing the extension of an existing bathroom to be even with the front building line extending the nonconforming front yard setback by an additional 14 feet along Ferncroft Street.

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

The Board noted that the extension would still be, according to the plans 70 feet from the closest neighbor and was designed to "square off" the front of the house.

A motion was made and seconded that the proposed addition to the bathroom forward into the front yard set back even with the rest of the house would be more intensive than the existing nonconformity.

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

A second motion was made and seconded that based on the fact that the addition would be approximately 70 feet from the closest neighbor and that no one spoke in opposition the extension of the nonconformity would not be more detrimental to the neighborhood than the existing nonconformity.

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

Omni-Point, T-Mobile, 260 Meadow Rd., requesting to be allowed to place cell tower on residential property, Petition #2006-18.

The Petition was continued to June 6, 2007.

