

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

Allen, Lot 1 & 2 Dunn Road, requesting Special Permit to have lot deemed buildable, Petition #2005-29.

Petition was continued to July 18, 2007.

Coughlin, 107 Wenonah Road, requesting a Special Permit to add a two story addition on rear, Petition #2007-10.

Ms. Coughlin appeared before the Board requesting a Special permit to add a two story addition on the rear of the dwelling. The addition would be approximately 5 feet by 8 feet.

The Board discussed the existing nonconformities and noted that the addition to the rear of dwelling does not intensify the existing nonconformities and does not encroach upon the rear yard setback and as such is worthy of the Special Permit requested subject to public comment.

The meeting was opened to the public and no one spoke for or against the petition.

A motion was made and seconded to find that the above reference addition would not be more intensive than the existing nonconformities and would generally conform to the neighborhood and that no members of the public appeared or wrote in opposition to the petition.

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

Knight, 14 Falmouth Rd., requesting a Special Permit to remodel porch and an addition to the rear of dwelling, Petition #2007-11.

Mr. & Mrs. Knight appeared before the Board requesting a Special Permit to remodel an existing porch and add an addition to the rear of the dwelling. The addition would be approximately 5' off of the south east corner and 35' across the back of the structure.

Margret Danials of 22 Falmouth Road spoke in favor of the addition as well as Tom Paone of 44 Falmouth Rd. No one spoke against the petition.

A motion was made and seconded that the proposed addition to the rear of the dwelling would be more intensive than the existing nonconformities.

Board Members Lavenburg, Plotkin, Sirulnik, and Preston all voted in favor of the motion therefore moving it 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, Plotkin, Sirulnik and Preston all voted in favor of the motion therefore granting the Special Permit.

McDonough, 25 Harwich Rd., requesting a Special Permit to remove and replace an existing side porch with a larger porch, Petition #2007-7.

Petition was continued to June 2, 2007.

