

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

**Sunrise Development, 1280 Williams St., requesting a Special Permit & Variance to be allowed to build a Senior Building, Petition #2008-6.**

This was continued to July 9, 2008.

**Ottani, 26 Edgewood Ave., requesting a Special Permit to remove garage & replace with 2 story addition, Petition #2008-9.**

Derek Ottani appeared before the Board on behalf of his mother requesting a Special Permit to remove an existing garage (19' X 20') and replace said structure with a new two story structure of 24' X 30", connected to the main home by a boardwalk.

The Board discussed the non-conformities and Mr. Ottani answered questions from the Board regarding the dimensions, the concept and construction of the connecting boardwalk/pergola.

The Chairman opened the meeting to the public and Mr. James Reynolds of 384 Longmeadow Street spoke in favor of the proposed addition and stated that the property had always been well maintained. No one else spoke in favor of or against the petition.

A motion was made and seconded that the demolition and new construction in the rear of dwelling, per the plans submitted, would result in intensifications to the existing west side non-conformity.

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

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

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

**Connery, 110 Farmington Road, requesting modification of decision issued 10/3/06, Petition #2008-12.**

Mr. Connery appeared before the Board requesting a modification of the decision issued by the Board on Oct. 3, 2006.

The decision of Oct. 3, 2006 was appealed by Mr. & Mrs. Heger of 116 Ellington Road to the Hampden County Superior Court. In accordance with the "Stipulation" from the courts dated December 21, 2007 the case was remanded back to the Board for modification of the Special Permit. The Stipulation provides in pertinent part that the proposed additions to the pre existing non-conforming home set forth in the Special Permit may remain the same with the exception of the garage. The Stipulation states in this regard that the garage shall remain intact and a new ten foot addition to the westerly side of the garage may be added with a low shed roof.

At this hearing Mr. Connery and Mr. Heger requested that the Board modify the Special Permit in accordance with the Stipulation. Although not stated in the Stipulation, Mr. Heger and Mr. Connery agree that maximum height of the low shed roof will be no more than 9' from the finished floor of the existing garage.

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

A motion was made and seconded to modify the Special Permit dated October 3, 2006 by limiting the garage addition to the westerly side to 10' wide by 20' deep and the maximum height of the low shed roof being no more than 9' from the finished floor of the existing garage.

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