

LONGMEADOW ZONING BOARD OF APPEALS
Minutes of September 11, 2007

Allen, Lot 1 & 2 Dunn Road, requesting to allow lots to be one buildable lot, Petition #2005-29.

Petition was continued to November 6, 2007.

Goodrow, 9 Lincoln Park, requesting a Special Permit to add a deck, Petition #2007-26.

Ms. Goodrow and her Attorney appeared before the Board on there continued application. Prior to the meeting the Applicants submitted a revised plot plan. It was noted that the revised plot plan does not site a proposed deck with dimensions of 11.5 by 11.5 as had been requested at the August 15th hearing. The proposed deck on the revised plot plan appears to be smaller than 11.5 by 11.5.

A motion was made and seconded that the proposed deck per the revised plan would result in an increase of the existing nonconformity along the set back from Longmeadow Street.

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

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

Board Members Lavenburg, Freyman, Preston and Ryan all voted in the affirmative therefore granting the Special Permit.

Yardsley, Lot 2F Crest Ave., requesting a Special Permit to allow for a buildable lot, Petition #2007-28.

The Petition was continued to October 2nd to give the Board time to speak with the Town Attorney, Dave Martel, as to whether we have the authority to issue a Special Permit.

Miller, 60 Barrington Road, requesting a Special Permit to add a 2nd floor and a front porch, Petition #2007-29.

Mr. Miller appeared before the Board requesting a Special Permit to add a second floor and a front porch to the dwelling. The second floor would start from the easterly side of the dwelling and extend west approximately 40 feet. The addition would be 24' wide matching the existing dwelling. The front porch would be added to the first floor starting from the easterly front corner of the dwelling. It would be 6 feet wide and extend across the front of the dwelling approximately 24 feet.

The Board discussed the second floor addition and noted it would increase the existing nonconformities on both the easterly and westerly side setbacks and that the second floor would be built within the existing footprint of the dwelling. The Board discussed the front porch and could not determine exactly the length that the porch would extend across the front of the dwelling. The 6 foot width of the porch would decrease the front nonconforming set back from 25' to 19'.

The meeting was opened to the public and John Hastings of 51 Barrington Road spoke in favor of the application. Board Members asked him if the addition and front porch addition would generally conform to the neighborhood and he responded yes. No one else spoke for or against the petition.

The Board noted that the proposed addition conformed to the neighborhood but they were concerned that the plot plan submitted did not gibe dimensions showing the exact measurements with respect to the new addition and front porch and the property lines. The Board noted it would vote on the application but they would

instruct the Building Commissioner not to issue a building permit until a revised plot plan showing all setbacks, new and old, were submitted.

A motion was made and seconded that the proposed second floor addition and front porch addition would be more detrimental to the neighborhood than the existing nonconformities.

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

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

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

Keane, 320 Hopkins Pl, requesting a Special Permit to add a second story dormer to the rear, Petition #2007-30.

The Applicant appeared before the Board to request a Special Permit to add a second story dormer to the rear northern side of the dwelling. It was noted that the proposed addition would be within the existing footprint of the dwelling.

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

A motion was made and seconded that the proposed second story dormer would be more intensive than the existing nonconformities.

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

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

Board Members Lavenburg, Bean, Preston, Ryan and Sirulnik all voted in the affirmative therefore granting the Special Permit.