

**LONGMEADOW ZONING BOARD OF APPEALS**  
**Minutes of March 14, 2006 hearing**

**Allen, Lot 1 & 2 Dunn Rd., requesting to allow lots to be buildable, Petition #2005-29.**

Continued to April 4, 2006 hearing.

**Interfaith Homes (Emerson Manor), requesting Special Permit to build elderly units, Petition #2006-4.**

Continued to April 4, 2006 hearing.

**Raschi, 669 Laurel St., requesting an exemption to see if connecting lot is buildable, Petition #2006-5.**

Mr. Raschi appeared before the Board to question whether the extra lot connected to his home is a buildable lot. The parcel the home is built on is made up of two lots from the original 1940's layout and his garage covers a portion of the second lot.

It was noted at the meeting that the applicant merely wanted to know if the second lot was buildable as it is. He stated he neither wanted to sell or build on the lot. He just wanted to know if it was buildable. The Board stated that under the current By-Laws, the size of the lot and being a corner lot might make an exemption hard to obtain and that he would have to move or remove the garage from the second lot. Mr. Raschi did not want to pursue the exemption and thanked the Board for its time.

No voted was taken and it was noted by the Chairman that if residents want to attend a hearing and ask questions or solicit non-binding/non-legal advice that the Board had no problem with them coming to a meeting and asking there questions. The Chairman stated this might have been handled this way instead of charging the applicant the fee.

**Ceccotti, 4 Hillcrest Ave., requesting a Special Permit, Petition #2006-6.**

Mr. Ceccotti appeared before the Board requesting a Special Permit to add a shed type dormer on the rear northerly side of his dwelling. He explained that the shed type dormer would be 8 feet tall and no larger than 14 feet wide. It would be constructed on the rear of the dwelling and the exterior would match the existing exterior.

Board Members discussed the issues regarding the existing non-conformity, noting that the entire home was non-conforming and agreed that the proposed addition would not intensify the existing non-conformity and therefore would not be more detrimental to the neighborhood.

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

A motion was made and seconded to allow the construction, as per the plans as submitted. Board Members Clark, Plotkin, Ottani, Freyman and Lavenburg all voted in favor of the motion therefore granting the Special Permit.

**Huffman, 67 Colton Place, requesting a Special Permit for a garage, Petition #2006-7.**

Ms. Huffman appeared before the Board requesting a Special Permit to add a two-car garage. Her home is pre-existing non-conforming. The style of the garage would be the same as the house, a bungalow style. The siding would be hardy-planks painted to match the house. The attached garage would be 24' X 34' and would sit 24' from the sideline of the property.

No one spoke for or against the petition.

A motion was made and seconded to see if the addition would be more intensive than the existing non-conformity. Board Members Plotkin, Freyman, Lavenburg, Clark and Ottani all voted in the "Affirmative" therefore going to step two.

A second motion was made and seconded that the addition would not be more detrimental to the neighborhood. Board Members Plotkin, Freyman, Lavenburg, Clark and Ottani all voted in favor of the motion therefore the Special Permit was granted.

**Johnson, 47 Englewood Rd., requesting a Special Permit for a two-story addition, Petition #2006-8.**

Mr. Johnson appeared before the Board requesting a Special Permit to build a 12' X 19'8" two-story addition on the rear of his dwelling.

The existing dwelling is pre-existing non-conforming with a primary setback line through the radius of the corner was only 35 feet. Primary setback now calls for a 40' primary setback line.

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

A motion was made and seconded that the proposed addition would not be more intensive than the existing nonconformity. Board Members Clark, Lavenburg, Plotkin, Ottani and Freyman all voted in favor of the motion therefore the Special Permit was granted.

Minutes ok'd by Phil Clark, Chairman 5/23/06