

LONGMEADOW ZONING BOARD OF APPEALS
Minutes of the April 4, 2006 hearing.

Allen, Lot 1 & 2 Dunn Rd., continued from 3/14/06 requesting that lots be allowed to buildable, Petition #2005-29.

The petition was continued to June 6, 2006.

Emerson Manor/Interfaith Homes, 114 Emerson Rd., requesting Special Permit to add elderly living units, Petition #2006-4.

This petition was continued to June 6, 2006.

Sher/Gerard, 48 Hillcrest Ave., requesting a Special Permit to build addition on rear of non-conforming dwelling, Petition #2006-9.

The Petitioner is requesting a Special Permit to build a one story addition on the rear, northerly side of the dwelling. The existing home is pre-existing non-conforming.

Mr. Sher spoke of the addition and noted that the exterior materials of the addition would match the existing home.

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

The Board discussed the existing non-conformity, confirming that the entire structure is non-conforming and agreed that the proposed addition would not intensify the existing non-conformity and therefore would not be detrimental to the neighborhood.

The Board made a motion to allow the 4' X 12' addition on the rear northerly side of the dwelling would not be more intensive than the existing nonconformity by virtue of the fact that it is sited no closer to either side setback, or the front setback than the existing structure and no closer than 50 feet from the rear property line.

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

Cropsey, Wagner, Tognari, etc, Farmlea Road, appeal of Building Commissioners decision, Petition #2006-10.

By mutual agreement the petition was continued to the June 6, 2006 hearing.

Rankin, 96 Colton Place, requesting a Special Permit to add a second story on a non-conforming dwelling, Petition #2006-11.

Mr. & Mrs. Rankin appeared before the Board requesting a Special Permit to add a second story addition to a pre-existing non-conforming dwelling. The Rankin's are perspective purchasers of the dwelling.

The Board discussed the addition and decided that the addition would be more intensive because the second floor would be wider than the first floor by 1.5'

No one from the public spoke for or against the petition. Bruce Randall of 107 Colton Place sent a letter stating he had no objection to the addition.

A motion was made and seconded to allow the proposed 27' second story addition would be more intensive than the existing non-conformity by virtue of the facts that it adds an entire story to the dwelling and that the new construction would be one foot closer to the property line at Colton Place than the existing dwelling.

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

A second motion was made and seconded to make a finding that the proposed addition would not be more detriment to the neighborhood than the existing nonconforming structure.

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

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