

**LONGMEADOW ZONING BOARD OF APPEALS**  
**Minutes of May 16, 2006**

**Interfaith Homes, 114 Emerson Rd., requesting to build additional Elderly Units, Petition #2006-4.**

Petition was continued to June 6 2006 hearing.

**Tirone, Lot #8 Laurel St., requesting an Exemption to be allowed lot to become a buildable lot, Petition #2006-12.**

Mr. Tirone requested an Exemption from the By-Laws to make Lot #8 Laurel St. a buildable lot. The Chairman explained that the Exemption By-Law was removed from the Zoning By-Laws at the Annual Town Meeting held on April 25, 2006. Chairman Clark also explained that the change does not legally take effect until the Attorney General approves the By-Law change and to assume that the Attorney General would not approve it and hear a petition under it would not be in the best interest of the Town. The Chairman also explained to Mr. Tirone that he could withdraw or ask for the petition to be continued until the Town heard from the Attorney General or he could change his request to a Variance but that he should consult an attorney because it did not appear that he could meet the criteria for a Variance. Mr. Tirone decided he would withdraw his petition.

No one from the public spoke for or against.

Board Members Clark, Lavenburg, Plotkin, Preston and Ottani voted to allow Mr. Tirone to withdraw without prejudice.

**Kane, 1657 Longmeadow St., requesting to Demo & Rebuild dwelling, Petition #2006-13.**

This was continued to Aug. 1, 2006 hearing.

**Andrulat, 215 Hazardville Rd. requesting a Variance to put shed forward of rear line (corner lot), Petition #2006-14.**

This was continued to June 27, 2006 hearing.

**MacElhiney, 83 Homestead Blvd., requesting a Special Permit to rebuild & extend a Family room, Petition #2006-15.**

Mr. MacElhiney and his Builder Cecil Jacobs appeared before the Board requesting a Special Permit to rebuild and extend a Family room on the rear southerly side of the dwelling. The home is pre-existing non-conforming.

Mr. Jacobs explained that the room had once been a porch set on pylons and that several floor joists had broken and that the extension request was in order to accommodate new concrete frost walls. Mr. Jacob also noted that the extension would be four feet in a southerly direction only and that the construction would still be more than 30 feet from the rear lot line, and that the finish would match the existing exterior of the home.

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

A motion was made and seconded that the addition would not be more intensive than that of the present non-conformity. Board Members Clark, Lavenburg, Plotkin, Freyman and Ottani all voted in the "Affirmative" therefore the Special Permit was granted.

**Cole, 117 Lincoln Road, requesting a Special Permit to add attached garage and new kitchen, Petition #2006-16.**

Mr. & Mrs. Cole appeared before the Board requesting a Special Permit to add a one car attached garage and a new kitchen to a non-conforming dwelling. At the meeting a revised plan was given showing the one car attached garage, a family room and a deck addition as their revised plan.

The Board discussed the elevation plans, the issues of increased density and the fact that the new addition would conform to the neighborhood dwelling in it scale.

No one from the public spoke for or against the petition. The Board did receive two letters, one from, Laura Lawton-Carson Thomas and one from John Knight expressing their approval for the addition.

A motion was made and seconded that the proposed additions would be more intensive than the existing non-conformity by virtue of the facts that the overall footprint would be increased by approximately 50%.

Board Members Freyman, Plotkin, Clark, Lavenburg and Ottani all vote in the "Affirmative" therefore moving to step two.

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

Board Members Freyman, Plotkin, Lavenburg, Clark and Ottani all voted in the "Affirmative" therefore the Special Permit was granted.

**Gaebel, 18 Fairfield Ter, requesting a Special Permit to add a deck on the rear of the dwelling, Petition #2006-17.**

This petition was continued to the June 27, 2006 hearing.