

LONGMEADOW ZONING BOARD OF APPEALS
Minutes of June 6, 2007 hearing

Omni-point, T-Mobile, 260 Meadow Rd., requesting a Special Permit to be allowed to place a Cell Tower on residential property, Petition #2006-18.

Petition was continued to August 15, 2007.

O'Connor, 80 Barclay St., requesting a Special Permit to add a one car garage & remodel existing porch, Petition #2007-12.

Petition was continued to June 26, 2007 hearing.

McDonough, 25 Harwich Rd., requesting a Special Permit to remove and replace an existing porch, Petition #2007-7.

Petition was continued to June 26, 2007 hearing.

Howell, 6 Ferncroft St., requesting a Special Permit to add a sunroom, Petition #2207-13.

Petition was continued to July 18, 2007.

Seay, 51 Barrington Rd., requesting a Special Permit to add a second story, Petition #2007-14.

Mr. Hastings and Ms. Seay appeared before the Board to request a Special Permit be granted to allow them to build a second story on a pre-existing non-conforming dwelling.

The Board noted that the non-conformities were on the easterly lot line, front setback and frontage on a street. The second story addition would not extend those nonconformities, although the nonconformities would be intensified by the nature of the second story. It was noted that several other homes on the street are two stories.

Jim Mack of 72 Barrington Road spoke in opposition to the petition. Two letters of support were presented from neighbors at 73 and 77 Barrington Road. No one else from the public spoke for or against the petition thus closing this part of the meeting.

A motion was made and seconded that the proposed second story addition would intensify the nonconforming nature of the property by virtue of the addition of the structure.

Board Members Lavenburg, Preston, Freyman and Bean all voted in favor of the motion therefore moving to step 2.

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

Board Members Lavenburg, Preston, Freyman and Bean all voted in favor of the motion therefore the Special Permit was granted.

Soja, 26 Oxford Rd., requesting a Special Permit to construct a porch on the rear of the dwelling, Petition #2007-15.

Mr. Soja appeared before the Board requesting a Special Permit to add a porch on the rear of the existing dwelling. The house has an insufficient front yard setback, but otherwise complies with all other requirements.

The proposed porch would be 10' by 12' and will be located within the rear yard setback of the house.

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

A motion was made and seconded that the new porch is not more intensive than the pre-existing non-conforming house.

Following discussion among the members in which it was noted that no one from the public spoke against the proposed addition and that the porch would conform to the Zoning By-Laws Board Members Bean, Preston, Lavenburg and Freyman all voted in the affirmative therefore granting the Special Permit.