

ZONING BOARD APPEALS
Minutes of the April 27, 2010 hearing

2010-7, Wright, 126 Nevins Ave., requesting Special Permit to add a second story dormer.

Mr. Wright appeared before the Board requesting a Special Permit to add a second story dormer on the rear of his home. The dormer is to be constructed on the rear of the house well within the required setbacks.

The house is non-conforming because it encroaches into the front yard setback and into both side yard setbacks.

The Board reviewed the plans and discussed the proposed addition. It was noted that the proposed addition would not increase the non-conformity.

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

A motion was made that the proposed addition would not intensify the existing non-conformity. Board Members Lavenburg, Surlnik, Plotkin, Preston & Freyman all voted in favor of the motion therefore the Special Permit was issued.

2101-8, Bober & Janas, 666-734 Bliss Rd., requesting a finding of Adequate Off-Street Parking for Farmer's Market,

Lenita Bober & Thomas Janas of Southwick, Ma requested a determination of "adequate off-street parking" at the Longmeadow Shops located at 666-734 Bliss Rd. with regards to conducting a "Farmer's Market" on the south-east corner of the parking lot.

The applicants explained the "farmers market would operate on Thursdays between May and October from 2 P.M. to 7 P.M. in an area that will consume about 10 parking spaces among no more than 8 vendors.

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

Discussion amongst the Board Members ensued and it was determined that there was more than enough spaces to allow the Farmers Market.

Board Members Preston, Lavenburg, Sirulnik and Plotkin all voted in favor of granting the request.

Phillips, 72 Dartmouth Rd., requesting a Special Permit to add a second story over existing garage.

Mr. & Mrs. Phillips appeared before the Board to request a Special Permit to construct a 20' X 20' second floor addition over an existing garage.

The Board discussed the existing non-conformities which include the front and the easterly side yard setback where the garage is located.

The meeting was opened to the public and no one spoke for or against the petition.

Board Member Preston made a motion that the proposed addition on the rear of the dwelling would be more intensive and therefore would increase the existing nonconformity of the easterly side yard setback as the height of the dwelling would be increased along the current non conforming set back. Board Members Preston, Plotkin, Lavenburg and Sirulnik all voted in favor of the motion therefore moving to step 2.

A second motion was made by Board Member Preston that the construction described in the first motion would not be substantially more detrimental to the neighborhood than the existing non-conformities and would generally conform to the neighborhood. Board Members Preston, Plotkin, Lavenburg and Sirulnik all voted in favor of the motion thereby granting the Special Permit.

2010-10, Whipple, Lot 36 Terry Dr., request for Special Permit and/or Variance to allow lot to be buildable.

Petition was continued to May 18, 2010

2010-11, Gentile, 1164 Longmeadow St., requesting a Special Permit to expand existing porch.

Mr. Gentile appeared before the Board requesting a Special Permit to expand an existing screen porch at the rear (west) of the existing dwelling. The existing porch would increase by 4' feet on the westerly side and 2' feet southerly of the existing porch. The new porch would have a North – south dimension of thirty feet and the east – west dimension would be fourteen feet.

The Chairman opened the meeting to the public and Ellen Boyle of 53 Sylvan Pl. and Donna Nance of 23 Summit Ave. spoke in favor of the application.

A motion was made and seconded that the addition would be more intense than the existing and that a second motion was made and seconded that the addition would not be substantially more detrimental to the neighborhood than the existing non-conformities therefore granting the Special Permit.

Board Members Lavenburg, Plotkin, Preston and Sirulnik all voted in favor of the motions.

2010-12, Woods, 19 Woodland Rd., requesting a Special Permit to run a business from their home.

Petition was continued to May 18, 2010

2010-13, Gauthier, 185 Nevins Ave., requesting a Special Permit to add a two story addition and deck on rear of dwelling.

The Petitioners were represented by their contractor Leonard Minnie of Snug-a-Bug Solar Homes. They are requesting a Special Permit to add a two story addition and a deck on the rear of the dwelling. The Board noted that the proposed addition would conform to the current by-laws and as such no new non-conformity or further encroachment would result.

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

A motion was made and seconded that the addition would be more intensive than the existing non-conformities but not substantially more detrimental than the existing non-conformities therefore granting the Special Permit.