

Zoning Board of Appeals – Public Hearing

Longmeadow Adult Center, Multipurpose Room – 211 Maple Road, Longmeadow MA 01106

Tuesday July 19th, 2022 7:00 p.m.

Members Present: Chair David Lavenburg, Steve Bennett, Jane Mantolesky, Suzanne White, Mike Michon, Ellen Freyman.

Members Absent: Jerry Plumb, Jim Tourtelotte, Marissa Komack.

Applicants Present: RJ Chapdelaine, Lisa Galaska.

The **ZBA Hearing** was called to order at 7:08 p.m. by Chair David Lavenburg, in person.

Petition #2022-3 – Continuation - Variance (Fence) for 68 Hazardville Rd., Paul Cangialosi:

The applicant had reached out to the board requesting that his application be withdrawn with the intent of relocating the fence to comply with the setbacks as set forth in the bylaws. Chair Dave Lavenburg made a motion, and was seconded by Steve Bennett, to accept the request from the applicant to withdraw the application without prejudice. All in favor, motion passed 5-0.

Member Ellen Freyman arrived at the hearing at 7:15pm.

Petition #2022-05 – Special Permit (Addition) for 116 Herbert St., Lisa Cratty Clark and Peter Garvey:

The applicant’s representative, RJ Chapdelaine, described the project as a garage extension (8’ x 24.6’) with a second floor living area. The addition will not exceed 35’ in height.

Comments from the public in favor of or against the petition:

- None.

Member Steve Bennett made a motion, and was seconded by Ms. Freyman that the board makes the following findings of property non-conformity effective based on Article VI of the Zoning Bylaws: (1) lot size is 17,424 sq. ft. instead of the required 18,750 sq. ft.; (2) on corner lot frontage there are 132’ on each side instead of the required 140’; (3) front yard setback is approximately 30’ and 29.5’ instead of 40’. All in favor, motion passed 6-0.

Mr. Bennett made a second motion, and was seconded by Ms. Freyman that the board make a finding based on the foregoing facts that the proposed garage extension and additional second floor living space would further intensify the non-conformities by increasing structure size and further decreasing the open space within the lot. All in favor, motion passed 6-0.

Mr. Bennett made a third and final motion, and was seconded by Ms. Freyman, that the board make a finding that the proposed project won’t be substantially more detrimental to the existing structure or neighborhood based on the project’s scope generally conforming to the neighborhood, the lack of members of the public opposing said petition. All in favor, motion passed 6-0.

Petition #2022-06 – Special Permit (Addition) for 44 Pleasantview Av., Thamy Grogan:

The applicant’s representative, RJ Chapdelaine, described the project as a 10’x17’ sunroom in the back of the existing garage room within the side and rear setbacks.

Comments from the public in favor of or against the petition:

- Lisa Galaska (47 Pleasantview Av.) supports her neighbor’s project.

Member Jane Mantolesky made a motion, and was seconded by Ms. White that the board makes the following findings of property non-conformity effective based on Article VI of the Zoning Bylaws: (1) lot size is 7,150 sq. ft. instead of the required 18,750 sq. ft.; (2) on frontage there are 65’ instead of the required 125’; (3) front yard setback

is approximately 28.2' instead of 40'; (4) on side yard setbacks are 7.4' on the north side yard instead of 15' and (5) on rear setbacks there is 29.3' instead of 30'. All in favor, motion passed 6-0.

Ms. Mantolesky made a second motion, and was seconded by Ms. White that the board make a finding based on the foregoing facts that the proposed addition of an approximately 170 s.f. sunroom, would further intensify the non-conformities by increasing structure size and further decreasing the open space within the lot. All in favor, motion passed 6-0.

Ms. Mantolesky made a third and final motion, and was seconded by Ms. White, that the board make a finding that the proposed project won't be substantially more detrimental to the existing structure or neighborhood based on the project's scope generally conforming to the neighborhood, the lack of members of the public opposing said petition. All in favor, motion passed 6-0.

Meeting Minutes Review:

1. May 24th, 2022 Public Hearing: Dave Lavenburg made a motion, and was seconded by Mr. Bennett, to approve the minutes as presented and subject to further revisions in the future if need be. Motion passed 6-0 with two abstentions.

Review of ZBA's "Instructions for Hearing" guidelines

The board will review a revision to the current "Instructions for Hearing" guidelines proposed by the Building Department that reflects a shorter version of the existing document, reflect the latest fees as established by the Select Board on June 2022 and provide the information in the format of a chronological checklist for applicants.

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The meeting was adjourned at 7:39 pm.

Respectfully submitted,

Bianca Damiano