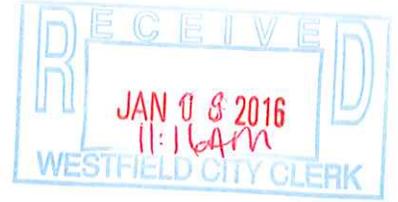




City of Westfield

ZONING BOARD OF APPEALS

Martin Newman, Chair
Richard Sullivan III, Member
Gary Bacchiocchi, Member
Sofia Bitzas Williams, 1st Alternate



NOTICE OF PUBLIC HEARINGS, MEETING & AGENDA

Wednesday, January 27, 2016

Notice is hereby given that the Westfield Zoning Board of Appeals will conduct a regular meeting at 7:00 P.M. in Room 315, Municipal Building, 59 Court St., Westfield, MA concerning the following business:

1. Call to Order
2. Public Participation *(on any matter not the subject of a public hearing)*
3. Public Hearings on the petitions of:

JOSEPH & VALERIE ZELEZ who seek variance relief from Sections 3-40.5(1) and 2-20 (lot access) to allow for construction of a house on a lot having less than the required, or no, frontage/width and for access other than across the frontage (via Butternut Rd.). Subject property is known as 56 City View Blvd. (Parcel 27R-22) and zoned Rural Residential.

LEE HELLIWELL who seeks a special permit per Section 3-40.4(2) to allow for a conversion of a single-family dwelling to a two-family. Subject property is 208 Tannery Road and zoned Rural Residential.

CARLOS & MARIA QUILES who seek variance relief from Sections 3-40.5(1), 3-170.8(1), 4-20.1 and 2-20 (lot layout) to allow for division of a lot in two, each to contain an existing or proposed house but having less than the required frontage/width and/or area and/or not conforming to lot layout requirements. Subject property is 276 Shaker Road and zoned Rural Residential and Water Resource Protection.

GUIDO MARCHESI who seek variance relief from Sections 3-60.5(1) and 4-20.1 and a dimensional special permit per Section 3-60.4(2) to allow for division of a lot in two, each to contain an existing house but having less than the required frontage/width, area and side yard setbacks. Subject property known as 11 Allen Ave. and zoned Residence B.

(above petitions can be inspected in advance of the hearing at the Community Development Dept.)

4. Annual election of officers (item tabled from 1/6)
5. Review and discussion of Board procedures/rules; dim. special permit requirements (item tabled from 1/6)
6. Review and approval of previous meeting minutes (12/23 & 1/6)
7. Board deliberations/decisions (on any above public hearing which has been closed)
8. Other Business/Future Agenda Items
9. Adjournment

Post by: Jan. 13

The above listed items are those reasonably anticipated to be discussed at the time of agenda publication; other items may be discussed to the extent permitted by law. The order of agenda items may be amended at the discretion of the Chair/Board.