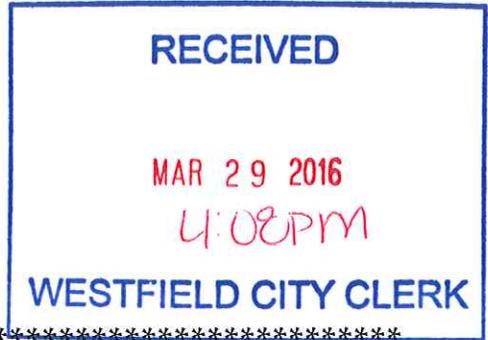


City of Westfield

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, April 13, 2016

Notice is hereby given that the Westfield Zoning Board of Appeals will conduct a 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 Hearing on the petitions of:

CARLOS & MARIA QUILES [RE-OPENING OF HEARING CLOSED ON JAN. 27] 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.

DIANE DEMORRIS who seeks a dimensional special permit per Section 3-40.4(13) to allow for a side property line setback of less than 20 feet for construction of an attached garage. Subject property is 34 Ward Road and zoned Rural Residential.

HAMPTON PONDS REALTY who seeks an amendment to conditions of a variance (voted 4/1/15) granting relief from Sections 3-50.5(1) and 3-170.5(4) for lot area, frontage/width, and Section 4-20.1, lot reduction prohibition, to allow for a division of a lot into two. Subject property is 105 Long Pond Road, also known as 12 New Broadway, and is zoned Residence A and Water Resource Protection.

KG INVESTMENTS 649 LLC who seek variance relief from Sections 3-40.5 and 4-20.1 to allow for division of a lot in two, each to contain an existing dwelling but having less than the required frontage/width, area and layout. Subject property is 649 Montgomery Road and zoned Rural Residential.

HEKA HEALTH, INC. who seeks variance relief from Section 3-130.6(2),(3) for a front and side yard setback of less than 20 and 15 feet, respectively, to allow for the enclosure of an existing canopy structure for use as a marijuana dispensary. Subject property is 98 Sgt. T.M. Dion Way and is zoned Industrial A.

TODD LAMOUNTAIN who seeks a Section 3-50.4(5) dimensional special permit and/or variance relief from Section 3-50.5 for street line and side yard setbacks of less than 15 feet and/or from Section 4-30.1(a) for building separation of less than 10 feet to allow for construction of a detached garage. Subject property is 69 Prospect St. and is zoned Residence A.

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

4. Review and approval of previous meeting minutes (2/3, 2/24)
5. Board deliberations/decisions on any above described petition (if public hearing is closed)
6. Other Business/Future Agenda Items
7. Adjournment

Post by: March 30

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.