City of Westfield
ZONING BOARD OF APPEALS
Martin Newman, Chair
Richard Sullivan III, Member
Gary Bacchiocchi, Member
Sofia Bitzas Williams, 1st Alternate

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WESTFIELD CITY CLERK

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NOTICE OF PUBLIC HEARINGS, MEETING & AGENDA

Wednesday, August 31, 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 Hearings on the petitions of:

   (Continuation) NORTHEAST HEALTH GROUP dba GOVERNOR'S CENTER – amendment to 2011 special permit finding – access/parking changes – 66 Broad St./Hedges Ave.

   LIONEL JOAQUIN who seeks a special permit per Section 3-50.4(1) for conversion of a single family dwelling to a two family dwelling, and variance relief from Section 3-50.5(1) to allow said use on less than the required minimum lot area. Subject property is 270 Notre Dame St. and zoned Residence A.

   JSF ENTERPRISE who seeks a special permit finding per Section 4-10(3) for a residential addition extending a non-conforming setback and/or a dimensional special to allow for a side yard setback of less than 15 feet. Subject property is 23 Bates St. and zoned Residence B.

   THOMAS SULLIVAN who seeks a special permit finding per Section 4-10(3) to construct a new single family dwelling in place of a previous non-conforming structure. Subject property is 44 Bennett Rd. and zoned Rural Residential and Water Resource.

   JEAN VALENTINE who seeks variance relief from Sections 3-50.5(1) for lot area, frontage/width, and 4-20.1, lot reduction prohibition, to allow for creation of an additional building lot. Subject property is 0 and 111 Roosevelt Ave. (Parcels 211-27-1A, -50), and zoned Residence A.

   ANTHONY & LYNETTE LANGONE who seek variance relief from Sections 3-40.5(1) & (3), frontage, width and front yard setback, 2-20 (lot layout) and 4-20.1, lot reduction prohibition to allow for creation of an additional building lot. Subject property is 0, 399 and 391 Prospect St. Ext. (Parcels 39-41-1A, -40, -41) 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 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.
4. Review and approval of previous and outstanding meeting minutes
5. Board deliberations/decision
   - LEONARD PHELON - variance for frontage/width/layout - 0 Prospect St. Ext. (Parcel 41R-37)
   - Any petition described in Item #3 above (if public hearing is closed)
6. Other Business/Future Agenda Items
7. Adjournment

Post by: August 17

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Public hearing petitions can be inspected in advance at www.cityofwestfield.org/applications or the Planning Office. 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.