

City of Westfield

ZONING BOARD OF APPEALS

Martin Newman, Chair
Richard Sullivan III, Member
Gary Bacchiocchi, 2nd Alternate
Sophia Williams, Alternate

January 4, 2017

The meeting was called to order by Richard Sullivan, III, @ 7:00 p.m. Room 315, Municipal Building, 59 Court Street, Westfield, MA.

- Members present
- Members absent

Staff

- Martin Newman, Chair
- Gary Bacchiocchi, Member
- Richard Sullivan III, Member
- Sophia Williams, Alternate

- Jay Vinskey, Principal Planner
- Christine Fedora, Secretary

1. *Call to order:* In the absence of Chairman Newman, Member Sullivan called the meeting of the Zoning Board of Appeals to order at 7:00 and asked the members to introduce themselves.

2. *Annual Election of Officers:* The Board tabled the election of officers until the Board next meeting.

3. *Public Participation:* Member Sullivan asked if there was anyone in the room who would like to address the Board regarding any matter not the subject of a public hearing? There being no one to address the Board, the Board proceeded to the next item on the agenda.

Member Sullivan stated the next meeting of the Zoning Board is scheduled for January 25.

Member Sullivan read the notices into the record.

DMITRIY KOSTYUSHKO who seeks variance relief from Section 3-40.5(3a) to allow for a carport having less than the required front yard setback. Subject property is 33 Russellville Rd. and zoned Rural Residential.

DAVE BRIGGS & CHAD HEDGES who seek variance relief from Section 3-70.5(1) (by reference) and a special permit finding per Section 4-10(3) to construct a two family dwelling in place of an existing non-conforming dwelling structure having less than the required side yard setback and lot frontage/width/area. Subject property is 70 Franklin St. and zoned Business A.

33 Russellville Road

Mr. Kostyushko informed the Board this application is for a car port that is already constructed, he would like to keep the carport at its current location. Members advised the applicant to speak to the elements of granting a variance in his presentation.

City of Westfield

ZONING BOARD OF APPEALS

Martin Newman, Chair
Richard Sullivan III, Member
Gary Bacchiocchi, 2nd Alternate
Sophia Williams, Alternate

Associate Williams MOTIONED, seconded by Member Bacchiocchi to accept the application and schedule the hearing for January 23, 2017. All in favor.

70 Franklin Street

The applicants David Briggs and Chad Hedges addressed the Board informing them they purchased the house about 6 years ago; the house was built in 1820. The applicants would like to construct a two family dwelling in place of an existing non-conforming dwelling structure having less than the required side yard setback and lot frontage/width/area. The building has been condemned by an engineer, at one time the house was a 4 family home. In speaking to the Building inspector Carissa she would like a copy of the letter from the Engineer that condemned the house so she can move forward, she would like this done as soon as possible.

Members advised the applicants to speak to the elements of variance in there presentation. Associate Williams MOTIONED, seconded by Member Bacchiocchi seconded to accept the application and schedule the hearing for January 25th. All in Favor.

A brief discussion regarding possible new members. No information regarding new members was available.

The Board tabled the approval of minutes until the next meeting. All in favor.

Alternate Williams MOTONED, to adjourn at 7:15. All in favor.