

City of

ZONING BOARD OF APPEALS

Richard Sullivan III, Chair
Gary Bacchiocchi, Member
Sofia Bitzas, Member
Kathleen Hogan-Friguglietti, Alternate
Christine Webster, Alternate

January 8, 2020

The meeting was called to order by Chairman Sullivan @ 7:15 p.m. Room 315, Municipal Building, 59 Court Street, Westfield, MA.

- Members present
- Members absent

Staff

- Richard Sullivan, III Chair
- Gary Bacchiocchi, Member
- Sofia Bitzas, Member
- Kathleen Hogan-Friguglietti, Alternate
- Christine Webster, Alternate

- Jay Vinskey, Principal Planner
- Christine Fedora, Clerk

1. *Call to order:* Chairman Sullivan called the meeting of the Zoning Board of Appeals to order at 7:15 and asked the members to introduce themselves.

2. *Public Participation:* Chairman Sullivan asked if there is anyone in the room who would like to address the Board regarding items not currently before the Board. There being no one heard the Board proceeded to their next item on the agenda.

Prior to officially opening the meeting Chair Sullivan gave a brief overview of the meeting process.

4. Chairman Sullivan stated he would be altering the agenda and hearing the new petitions first.

- API Construction – 85 Mechanic Street – Special Permit finding/non-conforming.

Presenting the application was Alex Popov of API Construction Inc. The property is located on 85 Mechanic Street, currently it is a 3 family building in terrible shape, their intent is to knock it down and replace with a new building up. Members inquired as to the size and lot discrepancies as compared to the existing building. Mr. Popov replied the new structure would be smaller than the current one, there will be more grass as it will be a duplex rather than a 3 family. There will be 4 parking spots, the garage will remain, and no change in the driveway, there will be shrinking of the foot print of the driveway. The building will also be oriented towards the street. The driveway could potentially be gravel, might be concrete.

Member Bitzas MOTIONED, seconded by Member Friguglietti to accept the application and schedule the hearing for February 5, 2020.

- 21 Linden Avenue

Norah Lusignan addressed the Board she is seeking a Special Permit for a 2 family conversion; she would like to turn the second floor into another unit for a family member. Chair Sullivan inquired if the work would consist of all interior work and no exterior? Ms. Lusignan noted the means of egress would be in the back. Chair Sullivan noted if the relief is granted the decision would reference the plan as submitted. Planner Vinskey added the special permit covers the conversion to a 2 family, he further added this does not qualify for lot averaging under the Planning Board's jurisdiction that is why they are requesting a variance.

It was further noted the Board would like a sketch of the parking lay out to be presented at the public hearing.

Member Bitzas MOTIONED, seconded by Member Friguglietti to accept the application and schedule the hearing for February 5, 2020.

3. Continued Public Hearings on the petitions of:
CHRISTOPHER GALCZYSNK who seeks variance relief from 3.50.5(3a) to allow for an attached garage addition within the side street (Gladwin Dr.) setback at 755 Western Ave. zoned Residence A.

Mr. Galczysnk addressed the Board regarding his application. He is seeking a variance for an attached garage addition. Mr. Galczysnk further noted the variance is located on a corner lot; the setback has to be the same. He provided a drawing for the Board's review showing the additional garage.

Chair Sullivan asked if anyone had any additional questions, no further questions were asked. Chair Sullivan noted if relief is granted it will be conditioned on the plans submitted and it cannot be converted to living space, it can only be used for garage purposes. He further asked the applicant if he would be comfortable with it not being closer than 23 feet and further asked what the overhang would be. Planner Vinskey noted when there is not a survey sometimes it's less than that. Chair Sullivan suggested using 20, or 21 feet for a buffer, given the nature of the lot, after discussing the Board felt 20 feet would work.

Chair Sullivan asked if there was anyone who would like to speak in favor or against. With no one participating Chair Sullivan MOTIONED, the motion was seconded to close the hearing. All in favor.

Chair Sullivan noted the meeting is still open but closed to public participation. Chair Sullivan stated he is in favor of the project, it is a unique situation considering it has a side yard that alone makes it a hardship, it doesn't derogate from the ordinance, and the lot line shall be not less than 20 feet. Member Friguglietti felt it would blend in nicely. Chair Sullivan MOTIONED, seconded by Member Friguglietti to approve.

Roll Call Vote:

Sullivan	-	Yes
Bitzas	-	Yes
Friguglietti	-	Yes

MATT MULLARKEY, who seeks a special permit finding to allow reconstruction of a detached garage with a non-conforming setback at 25 Mill St., zoned Residence A.

Mr. Mullarkey presented the Board with his project. He would like to reconstruct a detached garage that is falling apart it is currently nonconforming, he would like to replace it in the same location, it will still be nonconforming.

Chair Sullivan asked if the Board had any questions for the petitioner. The board had no questions.

Chair Sullivan asked if anyone in the audience had any questions. There being no questions Chair Sullivan MOTIONED, seconded by Member Friguglietti to close the hearing. All in favor.

Chair Sullivan opened the deliberations he felt there is no reason to deny the application. The applicant is rebuilding on the existing lay out, the plan submitted is more aesthetically pleasing, it will benefit the neighborhood and felt it does not derogate from the ordinance.

Chair Sullivan MOTIONED, seconded by Member Friguglietti to approve the plan for 25 Mill Street as submitted.

Roll Call Vote:

Sullivan	-	Yes
Bitzas	-	Yes
Friguglietti	-	Yes

6. Review and approval of previous meeting minutes.

Chair Sullivan MOTIONED, seconded by Member Friguglietti to approve the previous meeting minutes. All in favor.

7. Annual Election of Chair

Chair Sullivan stated he would be ok with continuing his role as Chair. Member Friguglietti MOTIONED, seconded by Member Bitzas to nominate Chair Sullivan as Chair. All in favor.

The meeting was adjourned at 7:45.

APPROVED