

City of Westfield

ZONING BOARD OF APPEALS

Richard Sullivan III, Chair
Sofia Bitzas, Member
Christine Webster, Member
Jennifer Gilbert, 2nd Alternate

May 18, 2022

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

Members present

Staff

Members absent

Richard Sullivan, III Chair

Jay Vinskey, Principal Planner

Sofia Bitzas, Member

Christine Fedora, Secretary

Christine Webster, Member

Jennifer Gilbert, 2nd Alternate

1. *Call to order:* Chairman Sullivan called the meeting of the Zoning Board of Appeals to order at 7:15 and called a brief recess. At 7:17 Chairman Sullivan opened the meeting and members introduced 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.

3. *Public Hearings (and possible deliberation and decision) on the following petitions:*

- (Continuation) Mary Ann Roussi for a special permit per 4.20-4 (2) to allow a detached garage with a reduced side/rear yard setbacks at 18 Tekoa Terrace, zoned Residence A.

Member Bitzas inquired who owns the garage to the left of her property? Ms. Roussi informed her it is a shared garage between herself and Cathleen Bastible. Chair Sullivan stated he visited the site and went to the back of the property and it was his feeling this was the only place it could fit. He further asked if it could be moved to 8 feet. Ms. Roussi replied

there is not enough room to move it back. Chair Sullivan further stated he felt this specific site is in line with the other structures and it doesn't seem to be out of place, there is also a fence and high trees. He did not see any big objection to it. He felt it seems like the only place it could go. The Board felt it meets the findings for granting of the dimensional special permit.

Chair Sullivan read the proposed conditions into the record:

1. The garage building shall be constructed in general appearance with the submitted elevations by Hometown Structures (1/8/22).
2. The structure shall be located not closer than 12 feet from both the western side lot line and rear lot line, as depicted on the submitted site plan sketch.

Member Bitzas and Gilbert agreed with the proposed conditions.

Member Bitzas MOTIONED, seconded by Member Sullivan to close the hearing. All in favor.

Chair Sullivan stated this portion of the meeting is for deliberations, public comment is not allowed.

Chair Sullivan felt this is an appropriate location for the density relief that is being sought, there are other non-conforming uses so this will not be out of place. Adequate and appropriate facilities are provided for the proper continued operation of the residential use: and the plan as approved conforms to all other rules and regulations.

The Board added the following conditions.

1. The garage building shall be constructed in general appearance with the submitted elevations by Hometown Structures (1/8/22).
2. The structure shall be located not closer than 12 feet from both the western side lot line and rear lot line, as depicted on the submitted site plan sketch.

Chair Sullivan MOTIONED, seconded by Member Bitzas to approve the Special Permit for 18 Tekoa Terrace.

Chair Sullivan	-	yes
Member Bitzas	-	yes
Member Gilbert	-	yes

Chair Sullivan informed the applicant that she will be receiving instructions regarding the filing of the Special Permit from City Planner Vinskey, he also noted there is a 20 day appeal period.

Approval of previous minutes.

Approval of minutes postponed until the next meeting.

The Board discussed returning to zoom meetings. Following the June 1st meeting the Board to resume remote meetings through the summer.

Chair Sullivan MOTIONED to adjourn at 7:23.

APPROVED