

City of Westfield

ZONING BOARD OF APPEALS

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

January 2, 2019

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 arrived at 7:17
- 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 members to introduce them.

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?

Holly Robbins ~ Cortez Street

Voiced her frustration regarding the condition of the Parks & Recreation Department building located in her neighborhood. She further noted she has been in contract with several people including the Park & Recreation Department. Members suggested she contact her City Councilor regarding the situation noting they might be able to assist her.

Ms. Robbins has contacted her city councilor, sent photos of the property as well as videos' and nothing has happened. She asked if the members could possibly help her out with the situation. Chairman Sullivan explained the process of the Zoning Board of Appeals to Ms. Robbins noting the Zoning Board of Appeals is not an enforcing body; she should contact the building department regarding any enforcement matters she may have.

3. Review and acceptance of new applications & scheduling of public hearings.

LUCILLE FEORINO – 30 Berkshire Dr. – Special Permit/non-conforming finding

DAVID GARSTKA BUILDERS – 105 Long Pond Rd. – Dimensional Special Permit

Others not anticipated at the time of agenda publication

LUCILLE FEORINO 30 Berkshire Drive explained to the Board she would like to build an addition to her house, currently there is a 3 season porch which she would like to convert to a room, it would be relatively the same dimensions as what is currently there with the exception it would be 12 X 16 rather than the current 12 X 15. She further noted it currently is non-conforming because it is too close to her garage.

Chair Sullivan informed her public hearing will be held on 1-23-19, abutters will be notified, they will have an opportunity to speak in favor or opposition as well as ask questions regarding the application. He further asked her to mark stakes as to where the addition would be located.

Member Bitzas noted she would not be voting on this application as she is employed by the company that did the survey work.

Member Bacchiocchi MOTIONED, the motion was seconded to accept the application and schedule for January 23, 2019. All in Favor.

DAVID GARSTKA BUILDERS – 105 Long Pond Rd. – Dimensional Special Permit

Mr. Garstka addressed the Board noting the lot is quite narrow, it was split by its previous owner David Weise. He proceeded to show the 2 encroachments areas to the Board. He would be razing the current house and replacing it with a raised ranch. He would stake the lot so the Board would be aware of the positions.

Member Bitzas states she is ineligible to vote as she is employed by the company that did the survey work. The Board also noted they would like the dimensions of the house as well.

The Board had a brief discussion regarding the open meeting law as far as meeting at the sites. Chair Sullivan gave a brief summary of the open meeting law. in regards to meeting at the sites.

Member Bacchiocchi MOTIONED, seconded by Member Friguglietti to accept the application and schedule a public hearing for January 23rd. All in favor.

4. Review and approval of previous meeting minutes

The Board postponed the approval of the minutes until their next meeting.

Member Webster asked if materials for meetings could be sent to her business address.

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The Board briefly discussed mobile home definitions and felt they should discuss ways to rectify the definition by firming up the language.

Motion to adjourn at 7:50. All in Favor.