

Members Present:

Doreen Prouty – Chairperson
Richard Maggi – Vice Chair
Gary Geiger – Clerk
Aldo Mancini Jr. – Alternate

Members Absent:

Vincenzo Ronghi – Alternate

Chairperson Prouty opened the meeting at 6:00 PM:

A. Public Hearing Cont. – Chapter 40B – Wayfinders, Inc. – 586 Mill St. – Case #1978

Chairperson Prouty reopened this public hearing. Chairperson Prouty read into the record a memo from the applicants dated July 8, 2019 in response to the Engineering Departments June 10, 2019 comments, a letter from Mr. Pannier and Lamplighter Apartments in regards to requesting a fence not be required between the two properties, and a letter of support of the project from Corinne Wingard. Attorney Hardee stated a draft comprehensive permit and a draft porous pavement agreement, as requested at the last hearing, were also submitted prior to today's hearing.

Chairperson Prouty opened the hearing to the public.

Magda Galiatsos, 21 Maple Meadows Lane, expressed concern about adequate storage, per unit, for outdoor toys and outdoor furniture.

Donna Jago, 1028 River Road, is concerned that her concerns from a memo dated February 25, 2019, have yet to be addressed. These concerns include guest parking, washer and dryer hookups in each unit, storage, and architectural enhancements such as a porch.

Corinne Wingard, 194 Elm Street, showed the audience a rendering of the proposed development.

Marc Sternick, Senior Architect at Dietz & Company Architects in Springfield, addressed some of the recent comments. Mr. Sternick explained every unit will have a washer and dryer hookup along with a communal laundry facility, there are proposed storage units at the rear of each unit, and no porches are proposed to allow for greater handicap accessibility.

No one else spoke for or against. Chairperson Prouty closed the public hearing at 6:25 PM.

Mr. Peznola stated the draft comprehensive permit submitted by the applicants is a solid framework to work with, and suggested the Board take some time to think of any conditions that could be added. The Board members will review these conditions with the applicants during the next meeting. The Board has 40 days from today to write the conditions and issue the comprehensive permit.

Chairperson Prouty stated the next meeting will be Monday, July 22, 2019 at 5:30 PM.

B. Public Hearing Cont. – Variance – 11 Wilson Street – Ruha – Case #1983

Chairperson Prouty reopened this public hearing.

Property owner Vladimir Ruha and Attorney Joseph Conway were in attendance. Attorney Conway cited Tofias vs. Butler, a 1988 case in regards to a split zoned property and lot coverage. Attorney Conway stated no one wanted to purchase the property and invest in a single family home because of the close proximity to Springfield Street and V & F Auto. Chairperson Prouty stated both zones on the property allow for a single family home, which gives the owner an option to meeting other zoning regulations without a variance. Mr. Maggi stated it is hard to justify the three requirements necessary to issue a variance. Mr. Geiger said the split zone of the property does make it unique. Mr. Ronghi stated the use of both zones would allow for a more aesthetically pleasing duplex that will fit better on the lot.

Chairperson Prouty opened the hearing to the public; no one spoke for or against.

Chairperson Prouty explained the twenty (20) day appeal period, closed the public hearing at went directly into a public meeting. Chairperson Prouty stated in her opinion, this petition needs to be denied due to the applicant not meeting three requirements necessary for a variance, and for being able to build a single family home by right in both zones. Mr. Maggi and Mr. Geiger were in agreement.

Chairperson Prouty called for a vote to deny the request for a variance for 11 Wilson Street. Prouty – Yes, Maggi – Yes, Geiger – Yes. All in favor.

C. Approval of Minutes

1. June 10, 2019 – The minutes were not prepared in time to be reviewed prior to the meeting.

Motion made by Mr. Geiger and seconded by Mr. Maggi to table approval of the minutes of the June 10, 2019 minutes to the next meeting.

Vote 3-0

d. Discussion of any topics that the Chair did not reasonably anticipate – None

The meeting adjourned at 7:20 PM

Submitted by Amanda Boissonneault