

The following members attended the public meeting:

**Doreen Prouty - Chairperson**  
**James Marmo – Vice Chairperson**  
**Gary Suffriti - Alternate**

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Chairperson Prouty opened the meeting at 6:30PM.

**1. Case # 1871: Joseph and Cheryl Iacolino**

Chairperson Prouty opened this public hearing by reading the legal notice and introducing the members of the board. Sitting on this case were Doreen Prouty, Gary Suffriti and James Marmo. Chairperson Prouty explained the procedures of the meeting.

Representing the petitioner is their contractor Shawn Noonan of 482 Southbridge Rd., Auburn, MA. He states that he has signed an agreement with the petitioner in April, 2010 to remove the existing 12x18 sun room and construct a new sun room and deck on the rear of the house. According to the zoning by laws, the front setback should be 30' and is currently 28.5'. Side yard set back should be 30' and is 15'. The frontage should be 125' and is 100'. There will be no further encroachment.

Chairperson Prouty read into record a memo from Sgt. Richard Niles stating "it would appear this project would have little negative impact to pedestrian, bicycle, and/or motor vehicle safety" dated 10/21/10. Six letters also submitted in favor of this petition from abutters.

Chairperson Prouty opened the meeting to the public Steve Duplessis, 15 Pomeroy St. spoke in favor. He feels it will enhance the living conditions and improve property values.

No one spoke against this petition.

William Parker, 25 Pomeroy asked why the petitioner had to come before the Zoning Board if the setback is pre-existing. Chairperson Prouty explained that the house conformed to the bylaws when it was built, although it does not conform to the current bylaws. This process ensures they do not increase the non-conformity.

Chairperson Prouty explains the twenty day appeal period, closes the public hearing and goes directly into a meeting. Chairperson Prouty reviewed the findings.

Motion to approve the Special Permit with the following conditions. Second by Member Suffriti

1. The proposed addition shall be constructed according to the plan drawn and stamped by Donald J. Smith, Professional Land Surveyor, dated May 1991 and signed by the members of this Board.
2. This special permit is for the proposed addition only. All other zoning requirements as well as all building requirements are to be met.
3. The petitioner shall record with the Hampden County Registry of Deeds, a "Notice of Special Permit" form, which shall be provided by this Board and proof of said filing must be submitted to this Board and to the Inspector of Buildings.
4. This Special Permit shall become null and void if construction authorized by the special permit does not commence within two (2) years from the date of this decision.

Chairperson Prouty calls for a vote: Prouty-yes, Suffriti-yes, Marmo-yes

2. Motion to approve minutes of October 25, 2010 as corrected by Chairperson Prouty. Mr. Suffriti seconds. All in favor, none opposed.
3. Motion to go into executive session by Member Suffriti. Second By Member Marmo  
Vote: Prouty-yes, Suffriti-yes, Marmo-yes.
4. Motion to go out of executive session by Chairperson Prouty, second by Member Suffriti  
Vote: Prouty-yes, Suffriti-yes, Marmo-yes
5. Motion to adjourn at 7:25 P.M. by Chairperson Prouty, seconded by Member Suffriti. All were in favor, None opposed.