

The following members attended the public meeting:

Doreen Prouty, Chairperson
Fred Harpin, Vice Chairperson
Joseph Conte-Clerk
Larry Hoague, Clerk
Betty Manchino-Secretary

1. Liquori - Case #1788

Chairperson Prouty opened this public hearing at 6:30PM. Sitting on this case were Prouty Harpin and Hoague. Chairperson Prouty read the legal notice into the record.

Representing the Liquoris was Attorney Gary Liquori, 84 Park St., West Springfield, MA. Attorney Liquori stated his client is family, has owned the land at 712 Cooper Street since 1909 and it wasn't until February 28, 2007 that his client received notice of a zoning violation. The Liquori's owned over 40 acres of land on Cooper St, which the Town took over 35 acres by eminent domain for the High School and Library construction. Attorney Liquiri stated that based on the equity of the land his client has lost and the that there was no zoning ordinance in effect when his client purchased the land he feels this petition should be granted to allow them to have equipment on their property.

Mr. Conte stated that you cannot base this case on a pre-zoning ordinance and that Attorney Liquori's client should petition the Council for a Zone Change to Business B which would allow them to store this equipment on their property. Mr. Harpin also agreed that Mr. Liquori should petition the Council for a Zone Change because the ZBA has no authority to grant such a permit.

Chairperson Prouty stated that the relief requested cannot be granted since the storage of construction equipment was never allowed.

Attorney Liquori requested the withdrawl of this application without prejudice.

Chairperson Prouty made the motion to accept this withdrawl
Harpin-yeah
Hoague-yeah
Prouty-yeah

Public Hearing closed at 7:10PM.

2. Canty- Case #1787

Chairperson Prouty opened this public hearing at 7:15PM by reading the legal notice. Sitting on this case were Prouty, Harpin and Hoague.

Representing Mr. & Mrs. Canty was Kevin Keeler of Brady Sunrooms. He explained that his client wishes to make an extension to their kitchen by adding a 11' by 13' sunroom. The existing

kitchen wall will be demolished and windows will be added to the addition with a sonic tubing foundation.

Chairperson Prouty stated this was a pretty straightforward petition but the petitioner did not submit a copy of their deed which is necessary for the file. Mr. Keeler said he would submit a copy as soon as possible. Chairperson Prouty explained the twenty (20) day appeal period.

The Board went into a public meeting and Chairperson Prouty made the motion to grant this petition.

Hoague - yeah

Harpin - yeah

Prouty-yeah

3. Greco-Case #1789

Chairperson Prouty opened this public hearing at 7:40PM by reading the legal notice. Sitting on this case was Harpin, Hoague, and Prouty.

Attorney William Walsh represented the petitioners on this application and explained that the Greco's wanted to put up a prefabricated gazebo to accommodate his KENO players that smoke a place to go and watch the results of the game.

Mr. Conte stated that the smoking is not under the jurisdiction of the ZBA and the petitioners should check with the Health Agent to insure that it is allowable.

Mr. & Mrs. Greco submitted a petition from over 88 patrons wishing to have this gazebo installed.

Chairperson Prouty read into the record the Planning Board's report of not recommending this permit because a site plan was not submitted for review. Mr. Conte told the petitioners that a site plan is necessary for the Planning Board approval and for the ZBA approval. The Greco's stated they did not know a site plan was necessary but would get one prepared and go back to the Planning Board.

Chairperson Prouty recommended rescheduling this public hearing until June 11th at 7:00PM giving the Greco's time to getting the site plan approval.

Voting to approve this continuation

Harpin-yeah

Hoague-yeah

Prouty-yeah

4. Minutes of April 23, 2007 approved.

5. Chairperson Prouty made the motion to adjourn at 8:15PM seconded by Harpin.