

The following members attended the public meeting:

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

1. Case #1802-John's Auto Service

Chairperson Prouty opened this public hearing at 6:00PM by reading the public notice. Sitting on this case was Prouty, Harpin, and Suffriti.

Speaking for John's Auto was Mr. John Kozah who stated he has been parking cars on this location for over fifteen years and there was never a problem.

Chairperson Prouty read into record the Planning Board's memos to Mr. Kozah dated August 15th and September 7th. The September 7th memo stated that the requested revised plan which was to include a plan drawn to scale, the showing of handicapped parking, fire lanes, pedestrian lanes and no overnight parking has not been submitted to the Planning Board. The memo from Sgt. Richard Niles was read into the record stating the primary concern would be for pedestrians utilizing the sidewalks that are within the entrance/exits. The Fire Department had no objections to this plan as long as the emergency vehicles have access to the parking lot.

Chairperson Prouty asked Mr. Kozah if he owned the property or leased it. Mr. Kozah stated he leases the property. Chairperson Prouty read Section 180-31 which states that the owner of the property must join the application. She told Mr. Kozah that a letter of approval from the property owner agreeing to allow for this parking would be acceptable.

Mr. Kozah stated that by the time he gets the letter from the owner to the Planning Board and his site plan is approved by Planning, The "Big E" will be over.

Mr. Kozah submitted a new plan at this hearing which shows the placement of the lighting, 2 handicapped and regular parking spaces. He also stated he has lined these spaces on the property. Chairperson asked for the measurements of these spaces and Mr. Kozah stated that he used a truck as the basis for the measurements.

Member Suffriti stated that there has never been a safety issue on that corner and Mr. Kozah has submitted a plan showing all that is needed. There was discussion regarding the parking spaces that abut the sidewalks. Chairperson Prouty read Section 180-132, Paragraph B4 which states that at no times shall vehicles utilize the public way to access or exit from parking spaces. Mr. Kozah stated that he has strung yellow tape to prevent such access. Member Suffriti agreed this would be sufficient.

The hearing was opened to the public and no one spoke in favor or against this petition.

Members Harpin and Prouty agreed that the requirements as stated under Article XVIII have not yet been fulfilled. Chairperson Prouty stated that the petitioner must go back to Planning and also get approval from the property owner. She explained to Mr. Kozah that, in her opinion, he has 3 options: 1) request for a vote tonight, 2) withdraw his petition, or 3) continue the hearing to a later date. Mr. Kozah opted to continue his public hearing. It was agreed with Mr. Kozah to continue this hearing until December. The reason for such delay is to allow enough time to see what the Town Council will do with Article XVIII since they have publicly announced they will begin the process to amend this ordinance. The new hearing date is December 10, 2007 at 6:30 PM.

2. Case #1803-Sanders

Chairperson Prouty opened this public hearing at 6:45PM by reading the public notice. Sitting on this case were Prouty, Harpin and Suffriti.

Marcel Sanders the petitioner explained he was looking a permit to park cars at 53-67 Springfield Street, the Food Mart property.

Chairperson Prouty read into the record the approval of the Planning Board, the memo from the Police Department recommending one off-duty police officer to work at the crosswalk at Walnut Street, and Engineering requesting that 22 spaces be marked as handicapped parking.

Mr. Conte questioned if tractor trailer storage would be allowed and Mr. Sanders advised only motor vehicles.

Mr. Suffriti stated that the board would have a site visit on Friday to make sure all the lights are working and the 22 handicapped parking spaces are marked. Members Harpin and Prouty did not feel this is necessary. Member Suffriti stated he will inspect the site on Friday to make sure.

The board requested if anyone wanted to speak in favor of this request. Mr. Antoni Vielleux questioned why he did not have to wait the 20 day appeal period as on most permits. Members Conte and Suffriti stated that there is a 20 day appeal period. Mr. Sanders could park before this appeal period has lapsed, however, if an appeal is filed, Mr. Sanders would be subject to the fines associated with parking. Member Prouty disagrees. She explained to Mr. Sanders that, in her opinion, he could not park vehicles until after the 20 day appeal period and he should consult a lawyer for advice since there is a disagreement between the Board members on this issue. The members agreed to vote in favor of this petitioner with certain conditions which included all the conditions and criteria as stated under Article XVIII, providing the Police Department with a contact number and recording the Special Permit with the Hampden County Registry of Deeds.

The public hearing was closed at 7:15PM and went into a public meeting. Chairperson Prouty stated that providing all the requirements as stated under Article XVIII have been met and that this Special Permit should be granted.

Vote Suffriti-yeah
Harpin-yeah
Prouty-yeah

Public Meeting closed at 7:20PM.

3. Case#1801-Wassung

Chairperson Prouty opened this public hearing at 7:20PM by reading the public notice. Sitting on this case was Suffriti, Hoague and Prouty.

Mr. Andre Bilodeau of East Longmeadow Builders explained that the petitioners are seeking a permit to put an addition to their dwelling which is not in compliance but the addition for a living room and bathroom will be in compliance.

Chairperson Prouty read into the record letters from Police and Fire Department who have no issues with this construction.

Hearing opened to the public. Speaking in favor of this petition were Neil Smith, 56 Memorial Drive and Peter Allan 70 Memorial Drive.

The Board went directly into a public meeting and Chairperson Prouty made the recommendation that the Board accept this petition as it is pretty straightforward and reminded the petitioners to meet all zoning requirements.

The Board members agreed to grant this petition with the usual conditions which include constructin according to the plan submitted, meeting all zoning and building requirements, recording with the Hampden County Registry of Deeds and the Special Permit is valid for two years.

Vote Suffriti-Yeah
Hoague-Yeah
Prouty-Yeah

4. Case # 1796- H.P. Hood

Chairperson Prouty opened this public hearing at 7:35PM by reading the public notice. Sitting on this case was Harpin, Conte and Hoague.

Mr. Sullivan from H.P. Hood explained that this additional silo is needed to store 40,000 gallons of finished products. The volume at this plant has doubled due to the closing of two other Hood facilities.

Mr. Hoague questioned if there would be any advertising on this silo and was advised no.

Vice-Chairman Harpin read into the record the approval of the Planning Board.

No comments by the Public.

Public Hearing closed at 7:47 by Harpin seconded by Hoague.

Board went directly into a public meeting. Hoague made the recommendation to accept if the tower is not over 58 feet high, there is no signage and the previous tree line is kept in tact.

Vote Conte-yeah
 Harpin-yeah
 Hoague-yeah

Public meeting closed at 7:46PM

5. Case #1797-Liquori

Vice-Chairperson Harpin reopened this public hearing at 7:50PM. Sitting on this case was Harpin, Hoague and Conte.

Attorney Liquori represented Mr. Liquori stating that he has owned this land on Cooper Street since 1909 and he is requesting to keeping his construction equipment on this land.

This is a question of equitable rights as the Town has taken away land from the petitioner to build the High School and the Library.

Acting Chairperson Harpin asked why the petitioner did not seek a zone change as was discussed at the previous meeting and Attorney Liquori stated that he though it would be impossible to get a zone change. Mr. Harpin advised that the land is zoned residentialA-2 Agricultural, and in order to store this equipment it would have to be zoned differently. Mr. Conte agreed with Mr. Harpin that the Board's hands are tied by not having this property in the right zoning.

Attorney Liquori thought the Board could grandfather this land since it was operated as a construction company since 1948. The Board questioned if he had documentation stating this fact but Attorney did not have the proper paperwork.

The Board once again advised the attorney that a zone change was necessary for the storage of this equipment

Public hearing was closed at 8:15PM.

Board went into public meeting. Mr. Hoague stated that he has lived here over 30 years and never realized that Mr. Liquori had a construction business.

Mr. Conte stated that a recognizable construction business is not allowable use in residential A-2 and zone.

Vote Conte-no
 Harpin-no
 Hoague-no

Public meeting closed at 8:15PM.

6. Case #1777-Hunter Development

Chairperson Prouty reopened this public hearing at 8:15PM. Sitting on this case was Prouty, Hoague and Suffriti.

Mr. Michael Frisbee represented Hunter Development. He explained that there would be three access points to the development on Shoemaker Lane. There are three parcels being developed and on the middle parcel is the plan for a drive-thru Westfield Savings Bank.

Mr. Suffriti had problems with the access road to the savings bank with cars entering and exiting and wondered if they could make this driveway a one-way traffic road. The problem being exiting the bank into busy traffic.

The board recommended Mr. Frisbee reconstruct an exit only on one driveway and two car accessibility on the other driveway.

All members were in favor of this reconstruction of the driveways and rescheduled this public hearing until September 24th at 6:15PM so as not to delay construction on this property.

7. Approval minutes of August 27th unanimous as amended.

Suffriti motion to adjourn at 9:00PM seconded by Harpin