

The following members attended the public meeting:

Doreen Prouty - Chairperson
James Marmo - Vice Chairperson
Joe Conte – Clerk
Gary Suffriti- Alternate
Michael Mercadante - Alternate

1. **Chairperson Prouty opened the meeting at 6:30 PM**
2. **Case # 1846 – Captain Charles Leonard House**
Postponed to Monday June 8, 2009 at 6:45 PM
3. **Case # 1847 – City of Springfield DPW**
Postponed to Monday June 8, 2009 at 7:00 PM
4. **Case # 1848 – GFI Longbrook, LLC**
Letter from Attorney Tom Miranda is read. He is requesting amending the Legal Ad wording and also adding an exhibit to application. Board will re-advertise with new legal ad for Monday June 8, 2009 at 7:15 PM.
5. Member Conte made a motion to discuss a memorandum received from the Planning Board. Prouty seconds. Zone change on Mark Drive discussed briefly.
6. Motion to accept minutes of April 13, 2009 by Chairperson Prouty, second by Member Marmo. Vote: Unanimous.
7. **Case # 1845 – Coyote Realty**
Chairperson Prouty re-opened this public hearing at 7:10.
Chairperson Prouty stated at the last meeting we were still waiting for the approval from the Planning Board. The Board is also awaiting a new plot plan from the petitioner.

Adrianna Lefebvre, East Longmeadow is representing the petitioner. She stated that she dropped off plans in the Planning Office. Only one set was received in ZBA. Plans have been approved by the Planning Board.

Letter from Planning Board dated 4/23/06 read into record which approved the site plan with conditions. Memo to Planning from Engineering dated 4/15 also read into record.

Distance from adjacent building to property line was requested at the last meeting. Petitioner states that the plan is to scale. Member Suffriti calculates approx. 42 feet. Member Marmo asks if there will be a berm between the properties. Mr. Lefebvre states that a condition of the Planning Board was to omit the berm. Adrienne suggested they could put in a speed bump.

Chairperson Prouty asked where tenants will enter the building. Petitioner states there will be rear entry access. Member Suffriti is concerned with cars exiting directly to road from drive through. Petitioner referenced a Depalma decision that was approved by the Board that also exits directly to the street.

Chairperson Prouty states that a cross easement will be needed.

Chairperson Prouty opens hearing to public at 7:35 PM.

Travis Ward, 32 Columbia Drive suggested that a cross easement will allow exits in case of an emergency. He also stated that the Planning Board met with city engineers and safety officer and feels the city is better served with a new modern facility and also feels all comments and concerns have been addressed.

Member Marmo states that in speaking with the safety officer he feels the building is too big for the property. Member Conte feels that it is not too big, just mis-located.

Travis states that engineering, fire and police all gave approval. An architect signed and stamped to legality. Member Conte states that ZBA is a governing body.

Chairperson Prouty references Fire Code and reads Section 10.03 which states that the minimum width of a fire lane is 18'. Member Mercadante states that a fire lane access to property over 1500' should be 18' minimum width.

Chairperson Prouty would like petitioner to come into compliance with Fire Code.

Petitioner, Jay Lefebvre states that he researched the last two decisions and does not understand how ZAB could deny this based on previous approvals and suggests favoritism.

Member Suffriti liked the traffic flow of current building better.

Mr. Lefebvre also states that the current building has been assessed at land value only.

Chairperson Prouty asked the Board for the specific point of problems in addition to the Fire Code compliance. Members Suffriti and Marmo would like to meet with the safety officer and the petitioner.

Chairperson Prouty asks Travis if he remembers of the Fire Department approved the plan. Travis believes all departments signed off.

Chairperson Prouty would like to send a letter to the Fire Dept. and will also call the safety officer to schedule a meeting on Friday afternoon. This site visit will be posted 48 hours before.

Prouty motions to continue to 5/26/09 at 6:30 PM in the Children's Room at the Library. Second by Marmo. All in favor. Hearing closed at 8:00 PM.

8. **Chairperson Prouty made the motion to adjourn at 8:00 PM seconded by Marmo. All were in favor.**