

The following members attended the public meeting:

Doreen Prouty - Chairperson
James Marmo - Vice Chairperson
Joseph Conte - Clerk
Michael Mercadante - Alternate

1. Chairperson Prouty opened the meeting at 6:30 PM

2. Case # 1843 – Todd Sullivan

Chairperson Prouty re-opened this public hearing at 6:30. Sitting on this case were Doreen Prouty, James Marmo, and Michael Mercadante. Chairperson Prouty explained the procedures of the meeting.

Chairperson Prouty reminded those present that a plot plan is still needed as well as a third letter of support from a direct abutter as stated at the last public meeting.

Chairperson read into record a letter of support from Springfield Water & Sewer dated 2/17/09. She also read into record a letter dated 1/30/09 from Mrs. Judith Meagher, 41 Tracy Drive retracting her previous letter of support. Chairperson Prouty then read into record a letter of support from Maria Drake, 21 Brien Drive. An abutter map was referenced and it was stated that Maria Drake is not a direct abutter. Chairperson Prouty read requirement of Section 180-23 which states the variance request requires adequate plans and written consent of at least three abutters” and explains what constitutes a direct abutters.

Danyle Dabkowski, 519 Cooper Street (first floor tenant) supports this variance. She feels false statements were made at the last meeting. She works hard to maintain the property. Waineo Touminen, 519 Cooper Street (first floor tenant) supports this request. He feels a character assassination occurred at the last meeting.

Todd Sullivan presented photos of the property and abutters properties. He stated that the house was purchased 4 years ago as is and the house had already been used as a two family prior to his purchase. He again stated that the property had previously been used as a two family and there are other two families in the area. He also stated that 639 Cooper Street was a two family.

Frank Morassi, 15 Tracy Drive, opposes variance. He states the photos that Mr. Sullivan provided shows a container on his property and states for the record that it was placed there temporarily because the Town broke a sewer line and his basement was being repaired. Dan Cizek spoke on behalf of his father Kenneth Cizek of 33 Tracy Drive. He submitted a letter written by Kenneth Cizek which states he opposes this request.

Birch Stoneberg, 526 Cooper Street knows the gentleman who modified the home and installed the 2nd housekeeping unit. He does not feel that the house is capable of supporting two families. The prior owner was an Italian family and it was not uncommon to have two kitchens. It was used for cooking only and not intended for a second family.

Theodore Pidgeon, 25 Tracy Dr., states there is no animosity with the current tenants, he just opposes the two family.

Lorraine and Edward Loomer, 475 Cooper Street states that the landlord does not live on the property and does not care who rents the property. They both oppose the variance request.

Letter from Sgt. Niles read into record by Chairperson Prouty stating he had not had a chance to view this property, therefore has no comments.

Mr. Sullivan explains he would like to continue this meeting. Chairperson Prouty asks why he would like a continuation. Mr. Sullivan explains that he would like his attorney present at the next meeting and wished to seek a third letter of support.

Member Marmo wishes for a full plot plan and does not feel that the meeting should be continued.

Member Mercadante explains that three bona fide letters of support are needed from direct abutters. The assessor record card states that the property is a one family, this has not changed. It was an owner occupied issue in the past, although because he rents out the property it is hard to control the issues. Member Mercadante feels all the remaining issues are irrelevant to the case.

Chairperson Prouty feels a continuation should be granted since the petitioner's attorney could not be present and will allow Mr. Sullivan more time to try and get additional signatures.

Mr. Frank Morassi asks how Springfield Water & Sewer Comm. can be considered an abutter when there is no residence. Chairperson Prouty explains they own the property and have the same rights per the law.

Mr. Edward Loomer feels no additional abutters remain, so why continue the hearing.

Chairperson Prouty explained that it is fair to allow Mr. Sullivan to come back with the additional information.

Chairperson Prouty rescheduled the hearing for March 23, 2009 after the conclusion of the 6:45 PM meeting.

3. **Minutes of January 26, 2009** –Motion to accept by Chairperson Prouty, seconded by Member Mercadante. Vote was unanimous. Member Conte abstained.
4. **Budget:** letter has been be drafted by Chairperson Prouty concerning moving the ZBA budget. She has been trying to meet with the Mayor to discuss and will continue to do so.
5. **Chairperson Prouty made the motion to adjourn at 8:15 PM seconded by Marmo. All were in favor.**