

The following members attended the public meeting:

**Doreen Prouty - Chairperson**  
**James Marmo – Vice Chairperson**  
**Gary Suffriti - Alternate**  
**Richard Maggi- Alternate**  
**Jennifer Bonfiglio - Secretary**

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Chairperson Prouty opened the meeting at 6:30PM.

1. **Case # 1863: Eric Charest**

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.

Petitioner, Eric Charest explained that he and his father purchased the property 789 Main Street. At the time of the purchase they noticed a sag in the back left corner of the roof which would need to be removed. The second story of the house has limited access, therefore, the petitioner would like an addition to increase the size of the kitchen and add an accessible egress to the second floor. The petitioner would like to raise the roof about 4.5' in the rear section of the house that currently has a lower roof line.

Mark Shute, D.L. Bean explains that they located the structure which pre dates 1870. There was no zoning at that time. The footprint of the building will not change. There is a vertical rise only.

Member Marmo asks if the building inspector has inspected the property. The petitioner explains that he has suggested that a special permit was needed, but he has not yet inspected the property since no construction has been done.

The property is a non conforming two family and will remain a two family with separate electric meters. Member Suffriti asked if the brick face will remain. Mr. Charest stated yes, although they may add some vinyl trim work. He also stated that Mr. David Cecchi has visited the property and will also be consulted for finish work because the house is in the historic district and on the national register.

Chairperson Prouty opened the hearing to the public.

Steven Olivio, 779 Main Street lives across the street and has been watching the deterioration of the house over the last 10 years. He thinks the plan sounds reasonable and will increase the value of the neighborhood.

Robert Frasco, 795 Main Street supports the project and has no problem as long as the historical nature is kept.

Estelle Veranizi, 20 Central Street, sees no problem.

Jim Anderson, 113 Albert Street, explains that his mother and aunt are abutters and were concerned there would be a business going in. The petitioner answered no.

Mr. Charest stated that he owns other rental properties and will invest a lot into the property and will be picky about tenants.

Florence Alvigine, 14 Elbert Street, called the ZBA office and supports the application.

No one spoke against.

Chairperson Prouty went into a two minute recess so the petitioner could obtain a copy of the deed.

Chairperson Prouty read a letter from Sgt. Niles dated 5/7/10.

Chairperson Prouty explained the twenty day appeal period, closed the public hearing and went directly into a public meeting. Chairperson Prouty reviewed the findings and called for a vote to approve the special permit with the following conditions:

1. The proposed addition shall be built according to the plan drawn and stamped by Marc E. Shute, Professional Land Surveyor, of D.L. Bean, Inc. 40 School Street, Westfield, MA, dated April 23, 2010 and signed by the members of this Board.
2. This special permit is for the proposed addition only. All other zoning 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.

Vote: Prouty: yes, Marmo-yes, Suffriti-yes.  
Unanimously approved.

2. Motion to approve minutes of May 24, 2010 with corrections by Richard Maggi. Vote: unanimous.
3. Motion to adjourn at 7:10 PM by Chairperson Prouty, seconded by Member Marmo. All were in favor.