



COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

Board of Appeals

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Board of Appeals

Meeting Minutes July 9, 2018

Attendees: Paul Grégoire, Chairman, Chris Mastroianni and Dave Methe

Absent: Michael Parent, Bill Lis and Tom Stapleton

7:03 PM The Chairman opened the meeting. The Meeting Minutes were reviewed and Mr. Mastroianni made a motion to accept the meeting minutes and Mr. Methe second, all were in favor. The Board reviewed new mail and signed bill for hearing ads. The Board discussed the Social Media Policy and distributed the packet for signature.

7:15 PM 99 Powder Mill Road

Mr. Grégoire read the hearing notice. Ms. Dominica Rice and Mr. Edward Ingrams, of 7 Hunters Ridge Circle, presented the plan to place a shed on the lot. The Board confirmed the zone is 20A. Mr. Ingrams showed property marker and shed on the neighbor's property which is only about 8 feet from Ms. Rice's property line. Ms. Rice stated that she already bought the shed from Home Depot, for lawn equipment, but Home Depot will not install until a permit is obtained. Art Lawler, Building Inspector, sent Ms. Rice to the Board to obtain a 10 foot rear variance. Mr. Methe asked what variances are required and the Board determined Ms. Rice needed a lot size variance, a lot frontage variance, a rear lot line variance, a rear setback variance, a left side variance and a right side variance. Mr. Mastroianni explained, in detail, how the variance amounts are determined.

Mr. Mastroianni made a motion to grant an area variance of 70,400 square feet, a lot frontage variance of 200 feet, a rear lot line variance of 11 feet, a rear setback variance of 40 feet, a right side setback variance of 24 feet and a left side setback variance of 24 feet Mr. Methe second, all were in favor and the variance passed.

Mr. Grégoire explained the finalization of the paperwork, when the paperwork will be ready and how to file with the Registry of Deeds.

7:45 PM Upcoming Business

The Board reviewed the variance application for 11 Jeffery Circle. The homeowner wants to add a covered porch. The application will be heard on July 23rd, 2018.

7:50 PM Mr. Mastroianni made a motion to close the meeting and Mr. Methe second, all were in favor.

Respectfully Submitted,

Paul Grégoire
Chairman