



COMMONWEALTH OF MASSACHUSETTS

Town of Southwick

Board of Appeals

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Board of Appeals

Meeting Minutes July 23, 2018

Attendees: Paul Grégoire, Chairman, Chris Mastroianni and Tom Stapleton

Absent: Michael Parent, Dave Methe and Bill Lis

7:05 PM The Chairman opened the meeting. The Meeting Minutes were reviewed and Mr. Mastroianni made a motion to accept the meeting minutes with a correction to include lot frontage variance, Mr. Stapleton second, all were in favor. The Board reviewed new mail, including a letter from the Building Inspector regarding the Skybox, and signed a bill for hearing advertisement.

7:15 PM 11 Jeffery Circle

The Chairman read the hearing notice. Mr. Kostyantyn Alforov appeared before the Board (along with his daughter who translated for him) and presented his plan to add a front porch to the home which is located in an R40 zone. When Mr. Alforov started renovating the home, he found that the front stairs were in poor condition and had sunk into the ground allowing rainwater to pour into the home. The stairs were removed and now need to be replaced. Mr. Grégoire is concerned that the cover to the porch has already been constructed and he feels that it is assumed the Board will grant the variance. Mr. Alforov advised that the roof over the small porch was necessary to prevent the water from doing damage. Mr. Gregoire asked why he did not get a permit at the same time as the other permits? Mr. Alforov advised that he was unaware that a permit would be needed. He asked for other permits as the job went along and expected the approval of the

permit from the Building Inspector but the Inspector advised that a he would need a variance from the Board of Appeals. Mr. Gregoire advised that it is necessary to know and follow the laws when taking on a project. Mr. Stapleton also expressed the importance of thoroughly reviewing any construction plans.

The appointment with the Building Inspector was delayed several times and he wanted to finish that area to avoid possible damage from the weather. The porch will be 15 feet wide, 6 feet deep and 2 feet high. An additional three feet will be allowed for the stairs. The previous concrete stairs were also 6 feet in depth. Mr. Mastroianni asked if the stairs would run the entire length of deck and Mr. Alforov advised it would be just the width of door area.

Mr. Gregoire asked if the flooring under the roof will be a deck or a concrete slab? Mr. Alforov would like to make a wooden porch and where the door is he wants to put stairs that will include a small area to take off shoes.

Mr. Mastroianni made a motion to grant a front setback variance of 23 feet, a lot frontage variance of 50 feet and a lot area variance 32,480 square feet. Mr. Stapleton second and all were in favor.

7:37 PM 63 Tannery Road - Continuation

Mr. Greco presented to the Board documentation from the Conservation Committee in regards to the property, however the letter does not have a decision included. Mr. Greco has an upcoming hearing with Conservation in August. Mr. Stapleton asked if you were looking for a 25 foot variance and Mr. Greco stated yes along with a side variance. The Board advised Mr. Greco, again, of what the Board is looking for in regards to acceptance from Conservation. All the plans were again reviewed.

The Board will not make a decision until Conservation clearly states that it is okay for Mr. Greco to build his house in the buffer zone.

A continuation form was completed by Mr. Greco and the Board to be held after the meeting with Conservation in August. Mr. Stapleton made a motion to continue the meeting until after the Conservation meeting in August, Mr. Mastroianni second and all were in favor.

7:57 PM Mr. Mastroianni made a motion to close the meeting and Mr. Stapleton second, all were in favor.

Respectfully Submitted,

Paul Grégoire
Chairman