



**HOLYOKE BOARD OF APPEALS  
PUBLIC HEARING MINUTES (#965)  
PATRICK SULLIVAN, 555 WEST CHERRY STREET  
TUESDAY AUGUST 21, 2018 at 5:00 P.M.**

**Board of Appeals**

Josh Knox ..... Chairman  
Mary Monahan..... Member  
Hilda Roque..... Member

**Staff**

Jeffrey Burkott ..... Assistant Director, Planning  
Sharon Konstantinidis..... Head Administrative Clerk  
Chris Erchull..... 2<sup>nd</sup> Assistant City Solicitor

**Others Present**

Patrick & Deborah Sullivan 555 West Cherry Street

**OPEN**

AT 5:07 p.m., Josh Knox called for a motion to open the Public Hearing. A motion was made by Mary Monahan and seconded by Hilda Roque. The motion carried 3-0.

PATRICK SULLIVAN explained the history of how he acquired the property in 2012. He was seeking a variance that the previous owner had been granted in 2010 having a zero setback in a front yard for an addition, which was never built. He explained the condition of the site noting that due to the slope and wetland restrictions located in the rear of the property, he could not build there or to the west side. MR SULLIVAN submitted renderings and site maps noting that the location was located on a dead-end street, contained one abutting house, and the Holyoke Revolver Club. He explained that the east side yard housed the propane tank, septic system, and leach field.

MR SULLIVAN explained the location of the proposed addition noting that it would be located 15-feet from the edge of the road. He showed the location of the public right-of-way and the end of the HG&E gas line which did not continue to their property.

JOSH KNOX noted that the renderings viewed were from the 2010 submittal. PATRICK SULLIVAN responded that once approval is received, he would have new plans drawn incorporating the new regulations.

MARY MONAHAN questioned if the addition would be built on top of the driveway and if the road drainage has been considered. PATRICK SULLIVAN responded that a portion of the driveway would become the foundation and added that storm water discharge would be to the side and rear portion of the property.

MARY MONAHAN questioned the width of the road. JEFFREY BURKOTT replied that the right-of-way width is 50-feet; the paved portion was to +/- 24-feet and questioned the distance from the property line to the end of the pavement. PATRICK SULLIVAN responded that the distance is greater than 15-feet as measured to the edge of the pavement. He added that property pins had been identified which is how it was identified that his shed was situated on his neighbor's property.

JOSH KNOX asked if the applicant would consider installing a guardrail as was requested during the 2010 variance previously submitted. PATRICK SULLIVAN responded yes.

JOSH KNOX asked if there was anyone from the public who wished to speak in favor or against the variance, or to ask questions to come forward. No one was forthcoming.

MARY MONAHAN questioned the number of vehicles that travel to the Holyoke Revolver Club. JOSH KNOX replied maybe 10 cars a day.

JOSH KNOX stated that the application notes a hardship due to the site being 80% wetlands, yet there was no supporting documentation noting as such. PATRICK SULLIVAN responded that he had been in contact with the Conservation Director who noted there should be no issue as the addition was a distance from the wetlands line.

JOSH KNOX noted that permission may be required from Natural Heritage & Endangered Species prior to construction.

The Board discussed the possibilities for the addition of a garage to be located at other locations on the site. The plans were reviewed.

PATRICK SULLIVAN stated that relocating the septic tank and leach field would be very costly. Relocating the propane tank would not allow for a connection to the house due to limited space. Above the addition of the garage a bedroom and bathroom were proposed.

MARY MONAHAN and JEFFREY BURKOTT questioned the location of the bathroom/bedroom relative to the grade and roadway. PATRICK SULLIVAN responded that the bedroom would be at approximate eye level with the roadway. There would be enough area to walk between the edge of the garage and the slope from the road.

JOSH KNOX noted that the guardrail had formerly been requested as there were concerns for the possibility of vehicles inadvertently leaving the roadway and hitting the bedroom.

JEFFREY BURKOTT noted that a 20-foot front yard setback variance was granted in 2003 from the 40-foot requirement in order to build the existing structure. Set back requirements from the property line, right-of-way, and parking areas were reviewed.

The Board, having no further questions or comments, noted that enough information had been received to close the hearing.

**ADJOURN**

Josh Knox at 5:37 p.m. asked for a motion to close the Public Hearing. A motion was made by MARY MONAHAN and seconded by HILDA ROQUE. The motion carried 3-0.

Respectfully submitted,

Josh Knox, Chairman