



City of Holyoke

Board of Appeals

**HOLYOKE BOARD OF APPEALS MEETING
TUESDAY AUGUST 21, 2018 at 5:00 P.M.
(MEETING IS BEING RECORDED)**

Board of Appeals

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

Staff

Jeffrey Burkott Assistant Director, Planning
Sharon Konstantinidis..... Head Administrative Clerk

Others present

Chris Erchull 2nd Assistant City Solicitor
Patrick & Deborah Sullivan 555 West Cherry Street
Ernie Fitzell

OPEN

at 5:00 p.m Josh Knox called the meeting to order. noting that the meeting was being recorded. The motion carried 3-0.

PUBLIC HEARINGS

1. Petition # 965 – Patrick Sullivan, 555 West Cherry Street (Zero front yard setback for a home addition)

MARY MONAHAN noted that the presentation was comprehensive and supporting documentation was well researched. She stated that the addition would be problematic and could create unintended consequences. There was a potential to look at other locations that would not create public safety hazards. MS. MONAHAN noted that zoning was in place to provide residential protection and foresight for the future; the future condition of the roadway was uncertain. She stated that the garage could be relocated where the current propane tanks are situated to reduce public safety concerns. The maintenance of the right-of way would be problematic and sand/salt during the winter months would likely end up down the slope and in the garage.

HILDA ROQUE stated that she both agreed and disagreed. She concurred with comments made but since there was limited traffic, safety was not a concern. Additionally, the City will take care of drainage issues that arise.

JOSH KNOX noted that the former conditions that were imposed regarding driveway access permit, Special Permit for a driveway in front yard, install a guardrail, and lighting should be shielded.

A motion was made by Mary Monahan to table the decision until September 19, 2018. Due to a lack of a second, the motion failed.

A motion was made Hilda Roque and seconded by Mary Monahan to grant the variance for a zero set back with the previously approved conditions. The motion failed 2-1.

Hilda Roque stated that she felt sad for the applicant, noting that if we want people to stay in Holyoke we need to help them. Mary Monahan stated that she too felt sad, but took comfort in knowing the applicant had other options. She added that although the addition of a guardrail was intended to add safety, it eliminated access to the right-of-way. She noted that the applicant purchased the property with the existing conditions.

2. Petition # 966 – Kevin Flynn, 5 Lindor Heights (Building Comm. denial of Livestock on parcel less than 5 acres in a R-1 Zone)
The public hearing was continued until September 19, 2018 at 5:00 p.m. at the Applicant’s request.

BUSINESS

- A. Minutes: There were no minutes available to the Board.
- B. Other Business: Josh Knox introduced a prospective associate member, Ernie Fitzell as there were 2 available open associate positions.

ADJOURNMENT

At 5:49 p.m., a motion was made by Mary Monahan and seconded by Hilda Roque to adjourn the meeting. The motion carried 3-0.

Respectfully submitted,

Josh Knox, Chair