



TOWN OF WILBRAHAM

Zoning Board of Appeals
240 Springfield Street
Wilbraham, Massachusetts 01095

MINUTES OF THE WILBRAHAM BOARD OF APPEALS MEETING THURSDAY, AUGUST 4, 2016

In Attendance: Edward Kivari Jr., Chair; Mark Albano, H. Clark Abbott
Staff: Lance Trevallion, Zoning Enforcement Officer
Heather Kmelius, Administrative Assistant

The meeting was called to order at 5:49 PM by Chairman Kivari.

1. **Approval of Minutes**

Chairman Kivari called for a motion to approve the minutes of the June 30, 2016 meeting as submitted.

MOTION (Albano, Kivari): To approve the minutes of June 30, 2016 as submitted. Approved (3-0).

2. **Public Hearing**

Special Permit – Joseph T. Mascaro

Motor Vehicle Repair Services/Inspections

2423 Boston Road, Tenant of Kim R. Baker

(Digitally recorded)

Chairman Kivari opened the public hearing at 5:49 PM and read the legal notice into record. This hearing is a continuance from July 21, 2016 due to lack of a quorum. Joseph Mascaro and his wife, Ann Mascaro presented plans to move their 224 Main Street, Hampden, MA based motor vehicle repair service and Massachusetts Inspection business to operate at 2423 Boston Road in order to capitalize on the traffic volume to help increase business. The Federal DOT Inspection service is a new service offered in Wilbraham to date and the new tenants hope to enhance their inspection business with the proposed move to Boston Road. The business, known as Northeast Automotive, will operate with Mr. and Mrs. Mascaro as full time employees, along with one part-time employee. Hours of operation will be 9:00 AM to 6:00 PM Monday through Friday and possible Saturday hours from 9:00 AM to 1:00 PM as business increases. Mr. Mascaro intends to add lighting above the building door, as well as add parking lights. The required pavement necessary for the property is already in place. Mrs. Mascaro stated that she would like to clean up the empty home on the lot to help improve the property's overall appearance. Mr. Mascaro intends to have on average four to five vehicles stored outside the building. Mr. Mascaro presented proof of his registration with the State of Massachusetts to burn his waste. The Mascaros have not yet physically entered the building they intend to occupy as it is currently rented. Zoning Enforcement Officer Lance Trevallion described the building as a "bare bones" structure without bathrooms. Mr. Mascaro will utilize his portable lifts and will update the building as necessary once he occupies the space.

The Board approved and signed the site plans.

The public hearing was closed at 6:05 PM.

MOTION (Albano, Kivari): To approve the special permit subject to conditions outlined in the decision. Approved (3-0).

3. New Applications for Public Hearings to be Scheduled

A. Appeal of Enforcement Order, Beverly Gore, 57 Bartlett Avenue

B. Special Permit – East Springfield Veterinary Hospital, Inc., 2424 Boston Road

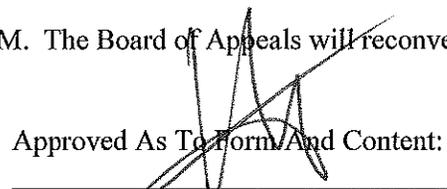
The Board agreed to meet for Public Hearings in these matters on Thursday, September 22, 2016. Rhonda Lozinski, resident of 53 Bartlett Avenue, was present and requested the hearing of the Appeal of the Enforcement Order be heard as soon as possible.

Having no further business, the meeting was adjourned at 6:31PM. The Board of Appeals will reconvene on September 22, 2016 at 5:15 PM.

Submitted:


Heather Kmelius, Administrative Assistant

Approved As To Form And Content:


Edward Kivari Jr, Chairman

Date:

9.22.16