

**Town of Wilbraham
Zoning Board of Appeals
240 Springfield Street
Wilbraham, Massachusetts 01095**

Edward Kivari Jr., Chairman
Mark Albano
Charles Pelouze
Betsy Johnsen, Associate
Jamil Eyvazzadeh, Associate



Jeffrey Smith, Planning Director
Heidi Burnham, Admin. Assistant

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**WILBRAHAM ZONING BOARD OF APPEALS MEETING MINUTES
THURSDAY, JULY 22, 2021**

In Attendance: Edward Kivari Jr. – Chairman
Mark Albano
Charles Pelouze
Jamil Eyvazzadeh, Associate

Staff: Jeffrey Smith, Planning Director
John J Walsh Jr., Building Inspector
Heidi Burnham, Administrative Assistant

Chairman Edward Kivari called the meeting to order at 5:30 PM.

**1. Public Hearing - Special Permit – Construction of a 26' X 30' Deck
Attached to Restaurant for Outdoor Dining**

Melinda Sullivan & Anthony DiMaio d/b/a Cima Restaurant – 2200 Boston Rd

Chairman Kivari opened the public hearing at 5:32 PM and read the legal notice into the record. Melinda Sullivan & Anthony DiMaio d/b/a Cima Restaurant appeared before the Board to seek permission to construct a 26 x 30 deck attached to Cima Restaurant located at 2200 Boston Road for outdoor dining. Board members raised questions regarding access to the deck as well as its wheelchair accessibility. Applicant Melinda Sullivan responded that patrons will enter the deck from the tavern portion of the restaurant and noted that the stairs exiting the deck will not have a ramp for wheelchair access. Melinda reported that two of the three restaurant exits are wheelchair accessible and noted that the existing tavern exit is not wheelchair accessible. Board member Mark Albano suggested that the Board not limit the outdoor dining on the deck to seasonal use within the conditions of the special permit, weather could permit for warm winter evenings outdoors. No residents appeared in opposition to the proposal of the special permit request. The Zoning Board of Appeals found the plan acceptable and agreed to grant the special permit.

MOTION (ALBANO, PELOUZE): I move that the Board close the public hearing. Approved (3-0).

MOTION (ALBANO, PELOUZE): I move that the Board grant the application of Melinda Sullivan and Anthony DiMaio on behalf of Cima Restaurant seeking a special permit pursuant to sections 15.5.2.1 and 3.9.3.3 of the Wilbraham Zoning By-Law to allow the construction of a 26' x 30' deck attached to the restaurant for outdoor dining and a MGL Chapter 40A, Section 6 and Wilbraham Zoning By-Law Section 3.3.2 finding to alter a preexisting nonconforming structure on the property owned by Minton, LLC located at 2200 Boston Road based on a finding that the proposed alteration is relatively modest and will not be substantially more detrimental to the neighborhood. Approved (3-0).

2. **Administrative Approval Request - Special Permit June 13, 2019**

Special Permit Extension (2 years) – Taavi, LLC & Classic Site Solutions, Inc. 2338 Boston Road

The Board discussed a letter dated June 11, 2021 they received from Talia Sady of Classic Site Solutions, Inc. requesting an extension of two years of the special permit granted to them on June 13, 2019 to allow the construction of a new building and the operation of a contractor's yard business establishment on the property located at 2338 Boston Road. The Board agreed to allow an extension of the special permit dated June 13, 2019 for a period of two years from the original expiration date of June 13, 2021.

MOTION (ALBANO, PELOUZE): I move that the Board grant administrative approval to allow for an extension of the special permit dated June 13, 2019 in accordance with the provisions of Section 3.4.6.4 of the Wilbraham Zoning By-Law for a period of two years from the original expiration date of June 13, 2021. Approved (3-0).

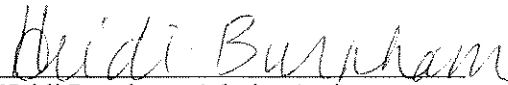
3. **Approval of Minutes – April 22, 2021**

Chairman Kivari called for a motion to approve the minutes of the April 22, 2021 Zoning Board of Appeals meeting and asked if there were any comments or revisions.

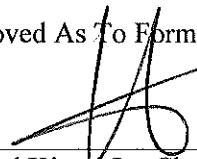
MOTION (ALBANO, PELOUZE): I move that the Board approve the minutes of the April 22, 2021 Zoning Board of Appeals meeting as submitted. Approved (3-0).

Having no further business, the meeting was adjourned at approximately 5:58 PM.

Submitted:


Heidi Burnham, Admin. Assistant
Date: 8/12/21

Approved As To Form And Content:


Edward Kivari Jr., Chairman
Date: 8.19.21