

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

Edward Kivari Jr., Chairman
Mark Albano
Charles Pelouze
Jamil Eyvazzadeh, Associate
Sarah Fila, Associate



Michelle R. Buck, Planning Director
Heidi Burnham, Admin. Assistant

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WILBRAHAM ZONING BOARD OF APPEALS MEETING MINUTES
THURSDAY, AUGUST 31, 2023

In attendance: Charles Pelouze
Jamil Eyvazzadeh, Associate
Sarah Fila, Associate

Staff: Michelle R. Buck, Planning Director

Site Visit – Special Permit (ZBA23-04), 23 Pine Drive, Michael Verdon

Application to allow a gutter business (American Discount Gutters) to be operated as a Home Occupation in a proposed detached accessory building on the property owned by the Applicant, Marcel Verdon

The site visit began at 5:30PM.

The Applicant, Marcel Verdon, was present. Board members walked the site to see the location of the proposed accessory structure (30' x 50' garage) and discussed the following issues:

- *Truck back-up alarm*
Member Chuck Pelouze asked Mr. Verdon to demonstrate the truck back-up alarm. Board members did not feel that the alarm was excessively loud. Mr. Verdon is considering a switch to disable the alarm.
- *Screening of proposed structures from neighbor*
The Planning Board will be requiring that the arborvitae hedge be continued to the back property line. Board members asked that Mr. Verdon leave existing vegetation along the east property line where possible.
- *Storage*
The proposed structure is intended for all vehicles and equipment related to Mr. Verdon's business
- *Height of the proposed structure*
The Board estimated the house to be 24-25 feet in height; the proposed accessory structure will be 19 feet, 6 inches. Board members asked Mr. Verdon to consider a shorter structure.
- *Utilities*
The proposed structure will be served by electricity and possibly propane heat in the future. No other utilities are proposed.

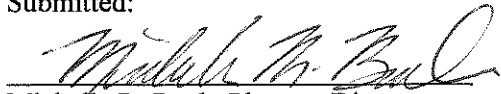
Mr. Verdon stated that the 2nd small shed will be removed, and all materials currently stored outside will be stored in the proposed structure when constructed. The structure will be a similar color to the existing single-family home.

Member Pelouze explained that when the Zoning Board of Appeals considers applications for home occupations, they consider the opinions of neighboring property owners and try to prevent situations where the Board will receive complaints.

The site visit was concluded and the meeting was adjourned by unanimous consent at 6:00 PM.

Photographs of the property are attached as Exhibit A.

Submitted:

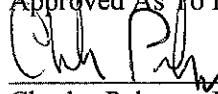


Michelle R. Buck, Planning Director

Date:

9/14/23

Approved As To Form And Content:



Charles Pelouze, Board Member

Date:

9/14/23