

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
14 December 2005

Present: Ginger Peabody, Chairman
Mary Blanchard
Bruce Sutter
Robert Cornoni

Absent: Margaret Cooney
Theophile Beaudry
Pat Jeffries

**PUBLIC HEARING 10-12-05-1AA – ADMINISTRATIVE APPEAL FROM A
DECISION OF THE BUILDING INSPECTOR DECLINING A REQUEST TO
REQUIRE SITE PLAN REVIEW DUE TO AN EXPANSION OF USE, TRAFFIC
IMPACTS AND PARKING AT 548 MAIN STREET**

Motion: To continue the Administrative Appeal Public Hearing for 548 Main
Street until 11 January 2006 at 7:20 P.M., by M. Blanchard

2nd: B. Sutter

Discussion: None

Vote: Unanimous

**REQUEST FOR DETERMINATION 11-02-05-1D – ROBERTA & JAMES DUNN
– TO REMOVE ORIGINAL COTTAGE AND REPLACE IT WITH A YEAR-
ROUND RETIREMENT HOME AT 35 BENNETTS ROAD**

Mr. Dunn stated that they started the project in August of 2005. They have attempted to maintain the existing footprint. They have expanded slightly towards the lake and to the south a few feet, but are still within the setbacks as required by the law. They are decreasing the non-conformity by removing the porch, which approaches Bennetts Road on the back, and would like to acquire a building permit.

G. Peabody stated that on the plan the house looks like it encroaches on the 20 ft. setback. Mr. Dunn replied that the existing house is at 17 ft., but that they have jogged the new house in 3 ft. to comply with the 20 ft. setback requirement. The porch on the back is about 8 ft., but gives them 8 ft. more in clearance once it is removed. G. Peabody stated that the house is going from a one story to a two-story building. Mr. Dunn replied that the building would be 32 ft. high, which is within the 35 ft. requirement. The septic system is good. The house is 55 ft. from the lake; the minimum is 50 ft. G. Peabody informed Mr. Dunn that he would still need to check with Conservation on the frontage even if the Zoning Board approves the determination. M. Blanchard noted that the Dunns were increasing the lot coverage, but that they were still within regulation limits. The Board

asked to see the elevation plan, but Mr. Dunn did not have one. He said that it was a two-bedroom home with an office (he works from home).

Motion: That the petition does not intensify the existing nor create any more non-conformity and the owners may proceed to the Building Inspector for a Building Permit, by M. Blanchard

2nd: R. Cornoni

Discussion: None

Vote: Unanimous

Motion: To continue the Administrative Appeal Public Hearing for 548 Main Street until 11 January 2006 at 7:20 P.M., by M. Blanchard

2nd: B. Sutter

Discussion: None

Vote: Unanimous

PUBLIC HEARING CONTINUATION 09-28-05-1SPV – SPECIAL PERMIT/VARIANCE – FREDERICK & MARGARET GUNN – TO DEMOLISH THE EXISTING STRUCTURE TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY DWELLING AND ALLOW IT TO ENCROACH TEN FEET INTO THE STREET SETBACK ON A LOT THAT LACKS THE REQUIRED FRONTAGE AND AREA AT 36 & 38 GOODRICH ROAD

G. Peabody read the letter dated 12/13/05 from Leonard Jalbert requesting a continuation of the appeal until the second meeting in April 2006.

Motion: to continue the Special Permit Public Hearing for Frederick and Margaret Gunn at 36 & 38 Goodrich Road until 4/12/2006 at 7:05 P.M., by M. Blanchard

2nd: R. Cornoni

Discussion: None

Vote: Unanimous

Old Business/New Business

None

Motion: To adjourn the meeting, by M. Blanchard

2nd: R. Cornoni

Discussion: None

Vote: Unanimous

Meeting Adjourned (no time stated).

Next Meeting: 11 January 2006