

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, August 9, 2006

Present: Theophile Beaudry
Marge Cooney
Robert Cornoni
Pat Jeffries
Ginger Peabody, Chairman
Bruce Sutter

Also in Attendance Diane Trapasso, Administrative Assistant

Absent: Mary Blanchard

G. Peabody opened the meeting at 7:00 PM.
G. Peabody read the agenda.

APPROVAL OF MINUTES

Motion: to approve the draft meeting minutes of July 12, 2006 by M. Cooney
2nd: P. Jeffries
Discussion: None
Vote: 5 – 0 – 1 – B. Sutter abstaining

CONTINUATION FOR A SPECIAL PERMIT AND VARIANCE – NEW LIFE FELLOWSHIP – ASSEMBLY OF GOD, 8 EAGLE AVENUE, STURBRIDGE MA

G. Peabody opened the Public hearing and read a letter dated August 2, 2006 from Jalbert Engineering. Their client New Life Fellowship Church would like to, withdraw without prejudice, the Special Permit and Variance Applications submitted on May 23, 2006 for the construction of a Church at 8 Eagle Avenue.

Motion: made by P. Jeffries to allow the New Life Fellowship Church to withdraw without prejudice.
2nd: M. Cooney
Discussion: None
Vote: 6 – 0

CORRESPONDENCE

G. Peabody acknowledged the following correspondence:

Letter from Kopelman & Paige, Town Counsel:
New Fannie Mae Guidelines Allow for Affordability Restriction in Perpetuity

A memo from Mr. Malloy regarding problems with the elevator.

Waterman Design Associates, Inc:

Submitted Two Construction Progress Reports for Crescent Gate at Sturbridge

Letter from Central Massachusetts Regional Planning Commission:

New rule for board member participation in public hearings

Letter from Citizens' Housing and Planning Association, Inc.:

Crescent Gate did not receive enough applications for the lottery. Will accept applications on a first-come, first-serve basis.

REQUEST FOR DETERMINATION – JOHN J. ARGITAS, 144 LAKE ROAD, FISKDALE MA

The applicant is requesting approval to demolish an existing deck and porch and construct a new porch and canopy.

G. Peabody read the memorandums from J. Bubon, Town Planner dated August 2, 2006, H. Nichols, Building Inspector/Zoning Officer dated August 9, 2006, and G. Morse, DPW Director dated August 8, 2006.

Mr. David Roberts of Jalbert Engineering spoke on behalf of the applicant.

M. Cooney commented on an excellent presentation and well done packet.

B. Sutter wanted to know the construction of the canopy.

R. Cornoni questioned the canopy extending over from the roof.

G. Peabody questioned the French doors leading to something else in the future. Also, stated that when she went out to the site the canopy does not cause any obstruction to the neighbors.

Mr. J. Argitis, the property owner, explained that the canopy will be a 2X2 structure. The canopy will be in the same footprint over the existing deck next to the garage. The French doors will be replaced with a window.

Motion: made by M. Cooney to grant the Determination on the application and plans submitted dated August 1, 2006.

2nd: P. Jeffries

Discussion: None

Vote: 6 – 0

OLD/NEW BUSINESS

None

Motion: made by P. Jeffries to adjourn at 7:15PM
2nd: T. Beaudry
Discussion: None
Vote: 6 - 0