

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, September 13, 2006

Present: Mary Blanchard
Marge Cooney
Robert Cornoni
Pat Jeffries
Ginger Peabody, Chairman
Bruce Sutter

Also in Attendance Diane Trapasso, Administrative Assistant

Absent: Theophile Beaudry

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 August 9, 2006 by M. Cooney
2nd: P. Jeffries
Discussion: None
Vote: 5 – 0 – 1 – M. Blanchard

CORRESPONDENCE

G. Peabody acknowledged the following correspondence:

Letter from Waterman Design Associates, Inc.
Construction Progress Report
Memo from Department of Housing & Community Development
2006 Subsidized Housing Inventory Biennial Update

CONTINUATION FOR A VARIANCE – DANIEL SEAVER, 311 BOYLSTON STREET, SHREWSBURY MA

G. Peabody opened the Public hearing and read a letter dated September 13, 2006 from Attorney Neal. His client Daniel Seaver would like to withdraw without prejudice the Variance Application submitted on April 26, 2006 for the construction of a common driveway at 304 & 306 Leadmine Road.

Motion: made by M. Blanchard to allow Daniel Seaver to withdraw
without prejudice.
2nd: P. Jeffries
Discussion: None

Vote: 6 – 0

REQUEST FOR DETERMINATION – ROBERT ARTHUR, 143 WALKER POND ROAD

The applicant is requesting approval to construct a three season room on an existing deck.

G. Peabody read the memorandums from: J. Bubon, Town Planner dated September 6, 2006, H. Nichols, Building Inspector/Zoning Officer dated September 11, 2006, and K. Kippenberger, Conservation Agent dated September 11, 2006.

Mr. Jette spoke on behalf of the applicant.

Motion: made by M. Blanchard to grant a Determination that the application does not intensify or create additional non-conformities, and the owner may apply for a building permit for the described activities as shown on the attached survey forthwith.
2nd: P. Jeffries
Discussion: None
Vote: 6 – 0

REQUEST FOR A DETERMINATION – THOMAS & DOUGLAS VIZARD, 124 LANE TEN

The applicant is requesting to repair the foundation and roof, rebuild the deck footing so as to add a 100 sq. ft. addition, including siding/windows/doors as necessary.

G. Peabody read the memorandums from: J. Bubon, Town Planner dated September 6, 2006, H. Nichols, Building Inspector/Zoning Officer dated August 30, 2006, and K. Kippenberger, Conservation Agent dated September 11, 2006.

Mr. Doug Vizard spoke on his own behalf.

M. Cooney mentioned the jog that the house took and questioned whether or not the proponent would ever expect to expand the rest of the house to meet the longer leg of the house.

Mr. Doug Vizard answered no. There would be no further extension to the house.

Motion: made by M. Blanchard to grant a Determination that the application does not intensify existing or create additional non-conformities. The owner may apply for a Building permit for the described activities as shown on the attached survey forthwith.
2nd: P. Jeffries
Discussion: None
Vote: 6 – 0

**REQUEST FOR A DETERMINATION – STEVEN & JOANNE CHIDESTER,
154 PODUNK ROAD**

The applicant is requesting approval to build a deck with a roof and a covered walkway. G. Peabody read the memorandums from: J. Bubon, Town Planner dated September 12, 2006, H. Nichols, Building Inspector/Zoning Officer dated September 11, 2006, K. Kippenberger, Conservation Agent dated September 11, 2006 and G. Morse, DPW Director dated September 13, 2006.

Ms. Chidester spoke on her own behalf.

M. Cooney discussed the proximity of the covered walkway to the street. M. Cooney stipulated that no complaints should be brought forward to the Town. M. Cooney suggested that this be made a condition with the approval. This concern was addressed in the memo from G. Morse, DPW Director, dated September 13, 2006.

Motion: made by M. Blanchard to grant a Determination that the application does not intensify the existing or create additional non-conformities. The owner may apply for a building permit for the described activities as shown on the attached survey forthwith with the condition that the applicant does not complain to the Town with any street problems.

2nd: P. Jeffries

Discussion: None

Vote: 6 - 0

**REQUEST FOR A DETERMINATION – NEAL & SHELLY BOURBEAU, 7
SIMPSON STREET**

The applicant is requesting approval to build an addition to the right of the current dwelling.

G. Peabody read the memorandums from: J. Bubon, Town Planner dated September 7, 2006 and H. Nichols, Building Inspector/Zoning Officer dated September 11, 2006.

Mr. & Mrs. Bourbeau spoke on their own behalf.

Motion: made by M. Blanchard to grant a Determination that the application does not intensify the existing or create additional non-conformities. The owner may apply for a building permit for the described activities as shown on the attached survey forthwith.

2nd: P. Jeffries

Discussion: None

Vote: 6 - 0

OLD/NEW BUSINESS

G. Peabody read the flyer for the Massachusetts Outdoor Exposition for Sunday, September 24, 2006.

M. Cooney wanted to remind the Public of the open meeting of the Zoning Study Committee Presentation on September 14, 2006 at 7:00 PM in Town Hall. The Zoning Study Committee is looking for input from the Public.

P. Jeffries wanted to remind the Public to vote on Primary Day, September 19, 2006.

M. Blanchard would like to see changes in the applications so the Public can understand them when filling them out.

M. Cooney stated that this issue was previously brought before the Board. Ms. Bubon is looking at all applications and forms and will address the necessary changes.

Motion: made by M. Blanchard to adjourn at 7:40 PM
2nd: P. Jeffries
Discussion: None
Vote: 6 - 0