

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, October 10, 2007

Present:

Theophile Beaudry
M. Blanchard
Marge Cooney
Robert Cornoni
P. Jeffries
Kevin Kelley
Ginger Peabody, Chairman

Also Present : Diane Trapasso, Administrative Assistant

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

G. Peabody read the agenda.

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: to approve the corrected draft meeting minutes of September 12, 2007 by M. Cooney
2nd: P. Jeffries
Discussion: None
Vote: 7 – 0

CORRESPONDENCE

Letter from Waterman Design – Construction Progress Report on Crescent Gate

Citizen Planner Training Collaborative – Fall 2007 Workshops

Memo from Jim Malloy, Town Administrative – MIIA Rewards

CONTINUATION FOR A SPECIAL PERMIT & VARIANCE – REMI FOURNIER OF 8512 SPRINGFIELD OAKS DRIVE, SPRINGFIELD VA IS FILING FOR A REQUEST FOR A SPECIAL PERMIT & VARIANCE TO REMOVE AN EXISTING NON-CONFORMING TRAILER, OUTHOUSE AND SHED AND TO REPLACE THE TRAILER WITH A PERMANENT SINGLE RESIDENTIAL STRUCTURE AT 74 BULLOUGH ROAD.

Mr. McClure of McClure Engineering, spoke on behalf of the applicant. Mr. McClure requested an extension which would enable him to revise the plans showing a smaller house.

Motion: Made by M. Blanchard to continue the Public Hearing with revised plans to November 14, 2007 @ 7:05 PM
2nd: K. Kelley
Discussion: None
Vote: 7 – 0

DECISION ON A PETITION FOR AN ADMINISTRATIVE APPEAL BY GLENN & SHERRY PELSKI OF 102 GLADDING LANE AND DAVID & PATRICIA HARRIS OF 108 LEADMINE LANE, STURBRIDGE, SEEKING RELIEF FROM THE GRANT OF A BUILDING PERMIT DATED MAY 25, 2007 WHICH ALLOWS THE OWNER SHERRY DIANE OF 110 LEADMINE LANE, STURBRIDGE, TO CONSTRUCT A 12'X20' GARAGE ON THE PREMISES. THE PETITIONERS (ABUTTERS TO THE SUBJECT PROPERTY) ARE APPEALING THE GRANT OF THE BUILDING PERMIT ON THE BASIS THAT THE LOT COVERAGE IS MORE THAN 15% ALLOWED BY THE ZONING BYLAW AND THEREFORE THE OWNER OF THE PROPERTY SHOULD HAVE APPLIED FOR A SPECIAL PERMIT UNDER SECTION 20.05 OF THE ZONING BYLAW TO ALLOW CONSTRUCTION OF THE GARAGE. THE PETITIONERS REQUEST IS FOR COMPLIANCE WITH THE FRONTAGE AND LOT COVERAGE REQUIREMENTS.

G. Peabody stated that she believed the Board made an error in granting the Determination allowing a two story garage to be built. The Building Inspector also approved the decision and granted a Building Permit.

The Board felt they made the right decision at the time for granting the Determination based on the information they were given. In the future, Determinations would be scrutinized more thoroughly.

It is now a financial hardship for the applicant S. Diane. The Board also agreed that the garage be used only for motor vehicles and storage. If it were to be used as a workshop or an apartment, the Zoning Enforcement Officer would be notified by a complaint.

Motion: Made by M. Blanchard to uphold the decision of the Building Inspector granting the building permit to S. Diane at 110 Leadmine Lane
2nd: P. Jeffries
Discussion: None
Vote: 6 – 1(Kelley)
Roll Call Vote: T. Beaudry – yes
M. Blanchard – yes
M. Cooney – yes
R. Cornoni – yes
P. Jeffries – yes

K. Kelley – no
G. Peabody - yes

OLD/NEW BUSINESS

The Board would like to revise the application for Determinations.

G. Peabody stated that she and Ms. Bubon have met with a consultant on a Housing Plan. A lot of questions need to be answered and looked at, some of which are the following:

- What is the need and price range
- How to make the plan and implement it
- Need to look at land inventory
- Educate the Public on affordable housing

The Board had a lengthy discussion on the role of the ZBA regarding the Housing Plan. The majority of the Board felt it should be the newly formed Housing Partnership Committee's charge to commission a Housing Plan. After further discussion, the Board felt they should hold off on a decision for a few months, in which time it was hoped that the HPC would institute such a plan. However, if they did not, then the Chair would again revisit the ZBA initiating the Housing Plan.

Motion: Made by P. Jeffries to adjourn at 8:25 PM.
2nd: K. Kelley
Discussion: None
Vote: 7 - 0