

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, May 14, 2008

Present: Elizabeth Banks
Marge Cooney
Robert Cornoni
Pat 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. G. Peabody introduced the new member of the Board, Elizabeth Banks. G. Peabody also, stated that the Board would reorganize after Mr. Malloy fills the vacancy on the Board.

APPROVAL OF MINUTES

Motion: to approve the corrected draft meeting minutes of April 9, 2008 by M. Cooney
2nd: K. Kelley
Discussion: None
Vote: 4 – 0 – 2(E. Banks & P. Jeffries)

STURBRIDGE HOUSING PARTNERSHIP COMMITTEE REQUESTING FUNDS FROM THE ZONING BOARD OF APPEALS, CRESCENT GATE HOUSING FUND, TO PAY FOR THE HOUSING PRODUCTION PLAN.

G. Peabody read the letter from the Housing Partnership Committee requesting the funds. She stated that the Board voted to fund the Master Plan with the \$25,000.00, from the Crescent Gate project. The Board stated that they would release \$7,000.00 for the Housing Partnership Fund, still leaving \$18,000.00 in there for the Master Plan and if Housing does not use all the \$7,000.00, the remainder goes back to the Master Plan.

Motion: Made by M. Cooney to have the funds available in the amount of \$7,000.00 to the Housing Partnership Committee, not to exceed the amount of \$7,000.00 and if not expended to be put back in the Master Plan Fund.
2nd: K. Kelley
Discussion: None
Vote: 6 – 0

MICHAEL & LINDA DEVINE REQUEST FOR AN EXTENSION OF SPECIAL PERMIT & VARIANCE GRANTED ON JUNE 13, 2007. THE PROPERTY IS LOCATED AT 21 VALLEY ROAD.

L. DeVine, the property owner spoke on her own behalf. She stated with soft housing market their home has not sold yet. She request from the Board an extension for one year.

Motion: Made by P. Jeffries to grant an extension of the Special Permit & Variance to May 14, 2009 for the property located at 21 Valley Road.
2nd: M. Cooney
Discussion: None
Vote: 6 – 0

OLD/NEW BUSINESS

P. Jeffries stated the she and M. Cooney attended the Mass Federation of Planning & Appeals Boards annual meeting. P. Jeffries stated that this year it was focused on planning.

M. Cooney agreed but stated that Attorney Rolf was very good.

G. Peabody stated that she attended the workshop on the Open Meeting Law. She would like to see the Town have a workshop on this Law. There is a concern with emailing, and the Worcester District Attorney Office spoke about this.

SUSAN M. COOKE REQUESTING A DETERMINATION TO BUILD A TWO STALL GARAGE WITH STORAGE ABOVE. THE PROPERTY IS LOCATED AT 208 HEMLOCK PATH.

G. Peabody read the department memos from J. Bubon, Town Planner and H. Nichols, Building Commissioner/Zoning Enforcement Officer.

S. Cooke, the property owner, spoke on her own behalf. She stated that the garage will be for two cars and have storage upstairs.

The Board had concerns with the balcony and the sliding doors. The Board was concerned it could become living space.

S. Cooke insists the upstairs is only for storage.

Motion: Made by P. Jeffries to grant a Determination to Susan M. Cooke for the property located at 208 Hemlock Path. The Determination does not intensify the existing 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. The ZBA includes the following directives and clarifications to the Building Inspector:

1. No living quarters on the 2nd. Floor
2. 2nd floor storage only

2nd: K. Kelley

Discussion: None
Vote: 6 – 0

Motion : Made by M. Cooney to amend the motion to include the plans prepared by Green Hill Engineering, project # 2008-016
2nd: P. Jeffries
Discussion: None
Vote: 6 – 0

ROBERT OUELLETTE REQUESTING A DETERMINATION FOR THE CONSTRUCTION OF A 12'X16' SUNROOM ON AN EXISTING WOOD DECK. THE PROPERTY IS LOCATED AT 52 NEW BOSTON ROAD.

G. Peabody read the department memos from J. Bubon, Town Planner and H. Nichols, Building Commissioner/Zoning Enforcement Officer.

R. Ouellette, owner of the property spoke on his own behalf. He stated the sunroom will be over the existing deck.

Motion: Made by M. Cooney to grant a Determination to Robert Ouellette for the property located at 52 New Boston Road for the plan by Betterliving Sunrooms. The Determination does not intensify the existing 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

CORRESPONDENCE

Letter from Waterman Design – Construction Progress Report – Crescent Gate

OLD/NEW BUSINESS

M. Cooney gave an update on ZSC. She stated that at their May 8th meeting, they are discussing the Commercial maps. They found that there is a discrepancy in the parcel at Route 20 and New Boston Road. They are discussing the best use for the property.

NEXT MEETING

June 11, 2008

Motion: Made by M. P. Jeffries to adjourn at 7:35 PM.
2nd: K. Kelley
Discussion: None
Vote: 6 - 0