

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, March 4, 2009

Present: Elizabeth Banks
Robert Cornoni
Francesco Froio
Adam Gaudette
Kevin Kelley
Ginger Peabody, Chairman

Also Present : Diane Trapasso, Administrative Assistant
Jean Bubon, Town Planner

Absent: Pat Jeffries

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 draft meeting minutes of February 11, 2009 by K. Kelley
2nd: E. Banks
Discussion: None
Vote: 6 - 0

CONTINUATION OF THE REQUEST FOR A SPECIAL PERMIT. JOEL & CHRISTINE CASAUBON REQUEST A SPECIAL PERMIT FOR CONSTRUCTION OF A SINGLE FAMILY HOME ON A PRE-EXISTING NON-CONFORMING LOT. THE PROPERTY IS LOCATED AT 286 BIG ALUM ROAD.

G. Peabody read the department memos from the following:

- J. Bubon, Town Planner, dated 3/2/2009
- G. Morse, DPW Director, dated 2/24/2009
- L. Senecal, Fire Chief, dated 3/3/2009
- E. Jacque, Conservation Agent, dated 2/27/2009

G. Peabody also read a letter from Kopelman & Paige.

Attorney Gates and Ms. Blakeley of Bertin Engineering spoke on behalf of the applicant.

Attorney Gates stated they have submitted an amended site plan that addresses the comments from the Department Heads and the items discussed from the last ZBA hearing. She hoped there could be a mutual conclusion this evening.

Ms. Blakeley of Bertin Engineering handed a new plan to Board members addressing the concerns of E. Jacque, Conservation Agent, regarding drainage, and those of G. Morse, DPW Director.

G. Peabody stated the plan was much better and wanted to thank all parties for all their hard work and cooperation.

Attorney Gates stated that the first three conditions were feasible and the fourth was already addressed.

Motion: Made by K. Kelley to close the Public Hearing.
2nd: E. Banks
Discussion: None
Vote: 6 – 0

Motion: Made by A. Gaudette to grant the Special Permit with three conditions to Joel & Christine Casaubon for the property located at 286 Big Alum Road for reconstruction of a single home on a pre-existing non-conforming lot as shown on a plan dated 10/22 08 and revised through 2/18/2009 with the Finding as required by Section 20.5 that the proposed extension, construction or alteration of the pre-existing non-conforming structure is not more detrimental to the neighborhood than the existing non-conforming structure and a Finding that the requirements of Section 24.09 paragraph (a) through(e) have been satisfied and based on the following conditions:

1. The DPW Director shall be notified 48 hours in advance of any work related to the removal of the existing garage foundation. The applicant shall take extreme care when removing the existing garage foundation due to the close proximity of the sewer line.
2. No work shall take place on the new sewer lateral until connection materials, field location, and scheduled start of connection are approved by the DPW.
3. A lock back post shall be installed for the Fire Gate.

2nd: E. Banks
Discussion: None
Vote: 6 - 0

CONTINUATION OF A SPECIAL PERMIT. PAMELA DAOUST OF 85-H-FOOTE ROAD, CHARLTON IS REQUESTING A SPECIAL PERMIT TO PERMIT THE OPERATION OF A ONE PERSON BEAUTY SALON AND TO LIVE ON THE OTHER SIDE OF THE TWO FAMILY HOME. THE PROPERTY IS LOCATED AT 588 MAIN STREET.

C. McClure of McClure Engineering spoke on behalf of the applicant. He stated that he has revised the plans making five parking spaces and providing a retaining wall for the erosion problem.

The Board felt that they need to see a more detailed plan showing the wall's height and exactly how and where the retaining wall will be constructed. Abutters are also very concerned about the erosion problem.

The Board informed the C. McClure that they still need to appear before the Planning Board for Site Plan Review Approval and once they show the ZBA Board a more detailed plan, it is possible that a Variance may be needed. The more detailed the plans are for ZBA, the Site Plan Approval process with the Planning Board will be easier.

Motion: Made by E. Banks to continue the Public Hearing of the Special Permit for Pamela Daoust for property at 588 Main Street to April 8, 2009 @ 7:50 PM

2nd: F. Froio

Discussion: None

Vote: 6- 0

OLD/NEW BUSINESS

None

NEXT MEETING

March 11, 2009

On a motion made by E. Banks, seconded by A. Gaudette and voted unanimously, the meeting adjourned at 7:55 PM.