

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, July 8, 2009

Present: Prescott Arndt
Elizabeth Banks
Adam Gaudette, Chairman
Pat Jeffries
Kevin Kelley
Chris Mattioli

Also Present : Diane Trapasso, Administrative Assistant

Absent: Ginger Peabody

A. Gaudette opened the meeting at 7:00 PM.

The Board introduced themselves.

A. Gaudette read the agenda.

APPROVAL OF MINUTES

Motion: Made by C. Mattioli to approve the minutes of June 10, 2009.
2nd: P. Arndt
Discussion: None
Vote: 6 – 0

Motion: Made by C. Mattioli to approve the executive minutes of June 10, 2009.
2nd: P. Jeffries
Discussion: None
Vote: 6 – 0

MARGARET PREDELLA REQUESTING A SPECIAL PERMIT TO DEMOLISH AND REMOVE AN EXISTING RESIDENCE, WALKWAYS AND ASSOCIATED RETAINING WALLS, PATIO AND DECK TO CONSTRUCT A SINGLE-FAMILY HOME ON A NON-CONFORMING LOT AT 160 LAKE ROAD WITH ASSOCIATED SITE WORK.

E. Banks read the legal notice.

Attorney Neal spoke on behalf of the applicant. He stated that the applicant is requesting a Special Permit to demolish and remove an existing resident, walkways and associated retaining walls, patio and deck to construct a single-family home on 160 Lake Road with associated site work. The property is located within the 100-foot Buffer Zone to Big Alum

Pond. Since they have revised the building layout they have notified the Conservation Commission and are waiting their response.

The lot was created prior to 1964 and predates zoning. The existing lot does not conform to the current zoning bylaw in Lot Area or in Street Frontage. The applicant is proposing to construct a 2,214 sq. ft. two story single-family residence with full basement and an attached 576 sq. ft. garage, making it a gross area of 3,897 sq. ft. The proposed improvements do not increase the non-conformity of the lot and do not create additional non-conformities.

The footprint of the structure is 1,107 sq. ft, the front elevation dimension is 28 ft., the first floor deck size is 12' X 18' and the second floor balcony is 8' X 6'.

Attorney Neal and the Predellas showed photos of the immediate abutters' homes and lot sizes and views from the Lake showing that their home will not be out of character of the neighborhood.

Attorney Neal stated that the Predellas have made a 35% reduction in the square footage of the house from the original design to hopefully be able to construct their home.

The Board reviewed the lot and home sizes as well as photos of the neighborhood.

Mr. Gidopoulos of 165 Lake Road stated that you cannot see the proposed house from the street. He is in favor the Predellas building their home.

Mr. Murphy of 162 Lake Road stated that they have a Gentlemens Agreement with the Predellas for a land swap. They are also in support of the Predellas.

Mr. Hill of 158 Lake Road stated that the project is a great improvement to the neighborhood.

Mr. Galonek of 164 Lake Road informed the Board that his property was split and that 169 is a rental property and his home is on 164 Lake Road. He too supports the Predellas.

Motion: Made by P. Jeffries to close the Public Hearing.

2nd: C. Mattioli

Discussion: None

Vote: 6 – 0

Motion: Made by P. Jeffries to grant the Special Permit for the proposed structure

2nd: P. Arndt

Discussion: E. Banks brought up G. Morse's concerns and felt the concerns should be a condition in the decision.

Vote: 6 – 0

Motion: Made by P. Jeffries to revise the motion to grant the Special Permit for the proposed structure for Richard & Margaret Predella and Richard & Phyllis Domash for property at 160 Lake Road, DEP file # 300-768, plan date 6/25/09 DWG # 07471 to include the condition of the DPW Director's memo dated April 8, 2008.

2nd: P. Arndt
Discussion: None
Vote: 6 – 0

CORRESPONDENCE

Letter from the Sturbridge Agricultural Commission dated 6/10/2009 to E. Wight, Building Commissioner/Zoning Enforcement - RE: Rooster & Poultry at 207 Podunk Road

Letter from Mr. Gunn dated 6/10/2009 to Conservation Commission

Letter from Kopelman & Paige – Confidential- RE: Bonin v. Zoning Board of Appeals

On a motion made by C. Mattioli and seconded P. Arndt and voted unanimously to cancel the August 12th meeting because of vacation conflicts and reschedule the meeting for August 19th.

OLD/NEW BUSINESS

None

NEXT MEETING

August 19, 2009

On a motion made by P. Jeffries, seconded by E. Banks and voted unanimously, the meeting adjourned at 8:10 PM.