

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, September 9, 2009

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

Also Present: Diane Trapasso, Administrative Assistant

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

The Board introduced themselves.

A. Gaudette read the agenda.

APPROVAL OF MINUTES

Motion: Made by G. Peabody to approve the minutes of August 19, 2009.
2nd: E. Banks
Discussion: None
Vote: 5 – 0 – 2 (P. Jeffries & C. Mattioli)

CORRESPONDENCE

None

THOMAS & SHARON MCCONNELL ARE REQUESTING A SPECIAL PERMIT TO ADD A SECOND STORY TO THE EXISTING SINGLE FAMILY HOME. THE PROPERTY IS LOCATED AT 34 CEDAR LAKE DRIVE.

E. Banks read the legal notice.

A.Gaudette read the department memos from the following:

- E. Wight, Building Inspector/Zoning Official
- J. Bubon. Town Planner

Mr. McConnell, the property owner submitted a letter from his engineer, Anderson Associates, stating coverage of the building on the property. The total percentage is 14.28%.

Mr. McConnell also stated he has received approval from Conservation, and the plans before the Board now, have not changed since the last meeting.

G. Peabody stated that the previous Building Inspector issued a building permit for a garage/storage without coming before the Board. She also stated that this has nothing to do with Mr. McConnell but the Board should be aware of this problem.

The Board would like to have seen better plans showing the scale of the plan and certified by the engineer.

The Board had questioned why the bulkhead is exempt. The answer is “stairs” are exempt as stated in Chapter 20.18 (Projections).

Motion: Made by G. Peabody to close the Public Hearing.
2nd: P. Jeffries
Discussion: None
Vote: 7 – 0

Motion: Made by G. Peabody to grant the Special Permit to Thomas & Sharon McConnell for the property located at 34 Cedar Lake Drive for the plans dated June 2009.
2nd: C. Mattioli
Discussion: The Board discussed that all the criteria was met for the Special Permit. They also thought that E. Wight memo about the bulkhead should be noted in the motion to grant the Special Permit.

Motion: Made by G. Peabody to grant the Special Permit to Thomas & Sharon McConnell for the property located at 34 Cedar Lake Drive for the plans dated June, 2009 and note that the bulkhead is exempt from setbacks per the memo dated September 8, 2009 prepared by E. Wight, Building Inspector.
2nd: C. Mattioli
Discussion: None
Vote: 7 – 0

OLD BUSINESS/NEW BUSINESS

The Board would like more clarification on Determinations (§20.01.1). They would like either the Town Planner or Kopelman & Paige to come to a meeting and explain in detail Determinations. The Board feels there is too much gray area.

NEXT MEETING

October 14, 2009

On a motion made by P. Jeffries, seconded by G. Peabody and voted unanimously, the meeting adjourned at 7:45 PM.