

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, October 14, 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 September 9, 2009.
2nd: P. Jeffries
Discussion: None
Vote: 7 - 0

TORY DAVID IS REQUESTING A DETERMINATION TO DEMOLISH AND REBUILD THE SCREENED PORCH ADDINIG 3 FEET TO THE END TO MATCH THE EXISTING CONCRETE PATIO. THE PROPERTY IS LOCATED AT 68 CRICKET DRIVE.

S. Arndt recused himself from the Board. He stated that he is an abutter.

A. Gaudette read the department memos from the following:

- E. Jacque, Conservation Agent
- G. Morse, DPW Director
- J. Bubon, Town Planner

T. David, the applicant stated that the current screened porch was poorly constructed by the previous owner and is now leaking, causing damage. He would like to demolish and rebuild, adding three feet to the end to match the existing concrete patio.

G. Peabody had a concern about the shed that is on the property.

T. David stated that the shed was already on the property when they purchased the home.

Motion: Made by G. Peabody to grant the Determination to Tory David for the property located at 68 Cricket Drive, according to the plans dated 4/17/2007. 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 -1(S. Arndt)

S. Arndt returned to the Board.

MICHAEL & LINDA DEVINE ARE REQUESTING A DETERMINATION TO ENCLOSE A COVERED PATIO TO MAKE A FAMILY ROOM. THE PROPERTY IS LOCATED AT 23 VALLEY ROAD.

A. Gaudette stated that the DeVines withdrew their application.

CORRESPONDENCE

CPTC – Re: Fall Schedule

VHB – Re: Community Immersion Day

Kopelman & Paige – Re: Open Meeting & Public Records Laws

Letter from the E. Jacque, Conservation Agent, dated September 24, 2009 – Re:36/38 Goodrich Road

A. Gaudette stated that Conservation Commission has had ongoing compliance concerns regarding this property. The house foundation and the stone retaining walls as installed may exceed the required Zoning setbacks.

The Board previously sent a letter of concern to the Zoning Enforcement Officer. The Enforcement Officer upon seeing the As-Builts had no concerns.

The Board stated that it is out of their jurisdiction and it is an Administration issue.

OLD BUSINESS/NEW BUSINESS

G. Peabody stated that she went to the workshop on Open Meeting & Public Records Laws, and stated that this Board is very good not violating the Open Meeting Law.

NEXT MEETING

November 18, 2009

On a motion made by P. Jeffries, seconded by G. Peabody and voted unanimously, the meeting adjourned at 7:20 PM.