

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
Wednesday, November 18, 2009

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

**Also Present:** Diane Trapasso, Administrative Assistant

**Absent:** Chris Mattioli

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

The Board introduced themselves.

A. Gaudette read the agenda.

A. Gaudette mentioned that the Public Forum for the Master Plan will be held on Saturday, November 21, 2009 @ OSV from 8:30 AM to Noon. Registration starts at 8:15 AM.

**OLD BUSINESS/NEW BUSINESS**

G. Peabody asked what was the update on the 36/38 Goodrich Road property and if the Board should be doing anything else.

The Board agreed that it is out of their jurisdiction.

**APPROVAL OF MINUTES**

**Motion:** Made by G. Peabody to approve the minutes of October 14, 2009.  
**2<sup>nd</sup>:** P. Jeffries  
**Discussion:** None  
**Vote:** 6 - 0

**ROSALIE AND JOE MINARDI – REQUEST A DETERMINATION TO REMOVE THE EXISTING LANDING AND STEPS AND ADD AN 8’X8’ MUDROOM WITH A NEW LANDING AND STEPS TO GRADE. THE PROPERTY IS LOCATED AT 96 WESTWOOD DRIVE.**

A.Gaudette read the department memos from the following:

- E. Jacque, Conservation Agent
- E. Wight, Building Commissioner/Zoning Official
- J. Bubon, Town Planner

S. Noonan, the applicant's builder, stated that he is going to remove the existing landing and steps add an 8'X8' mudroom with a new landing and steps to the side to grade.

A. Gaudette stated that the plot plan provided does not show any dimensions; it does not identify what the existing setbacks are, and what they will be after the construction. The lot is non-conforming and the proposed addition may intensify the non-conformity to the front setback.

The Board did agree with A. Gaudette and without a more specific plan showing all the dimensions, it makes it very difficult to see if there is any further encroachment of the setbacks.

S. Noonan stated that he was told the plan he had was sufficient.

The Board asked S. Noonan to revise the plans, showing all the required dimensions and (required existing, and proposed setbacks). The Board also thought that depending on the new plans, the applicant may need a Special Permit or a Variance. The Board suggested they continue any action on the Determination.

**Motion:** Made by S. Arndt to continue the Determination for Rosalie & Joe Minardi at 96 Westwood Drive to December 9, 2009 @ 7:05 PM  
**2<sup>nd</sup>:** G. Peabody  
**Discussion:** None  
**Vote:** 6 – 0

**CORRESPONDENCE**

None

**NEXT MEETING**

December 9, 2009

On a motion made by P. Jeffries, seconded by G. Peabody and voted unanimously, the meeting adjourned at 7:50 PM.