

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

Present: Elizabeth Banks
Adam Gaudette, Chairman
Kevin Kelley
Ginger Peabody
Chris Mattioli

Also Present: Diane Trapasso, Administrative Assistant

Absent: Prescott Arndt
Pat Jeffries

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

The Board introduced themselves.

Mr. Gaudette read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Kelley to approve the minutes of November 18, 2009.
2nd: Ms. Peabody
Discussion: None
Vote: 4 – 0 – 1 (Mr. Mattioli abstained)

Mr. Mattioli stated that he read the minutes of the November 18, 2009 meeting and signed a paper verifying he read the minutes. This enabled him to participate in the Determination requested by Rosalie and Joe Minardi.

ROSALIE AND JOE MINARDI – CONTINUATION OF THE 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.

Mr. Gaudette stated that the revised plan of December 9, 2009 shows a scaled down plan. The proposed mudroom is now 5.5”X8’ and 52 square feet of deck is to be removed such that the front setback and lot coverage non-conformities will not be increased.

Mr. Noonan, the applicant’s builder, stated that he reviewed the revised plans with Ms. Bubon and she was satisfied with the changes.

Ms. Peabody had a concern with the deck removal being close to the lake and stated that they need to contact the Conservation Agent and see if they need any permits from that department.

Motion: Made by Ms. Peabody to grant the Determination to Rosalie & Joe Minardi of 96 Westwood Drive. 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 on the attached survey forthwith plan date of December 8, 2009. Also to check with the Conservation Commission about the removal of the deck.

2nd: Mr. Kelley

Discussion: None

Vote: 5 – 0

CORRESPONDENCE

Letter from Kopelman & Paige – Re: Important Recent Decisions Regarding Lapse of Variances & Special Permits

JANIS METOXEN – REQUEST A DETERMINATION TO CONSTRUCT A 10’X10” ADDITION TO HOUSE A BATHROOM (THE COTTAGE IS CURRENTLY SERVED BY AN outhouse AND IS PROPOSED TO BE CONNECTED TO TOWN SEWER). THE PROPERTY IS LOCATED AT 150 LAKE ROAD.

Mr. Gaudette read the department memos from the following:

- Ms. Jacque, Conservation Agent
- Mr. Wight, Building Commissioner/Zoning Official
- Ms. Bubon, Town Planner
- Ms. Rusiecki, Board of Health Agent
- Mr. Morse, DPW Director

Mr. Farrell of Green Hill Engineering spoke on behalf of the applicant. He stated that they will connect the home to the Town’s sewer as part of this proposal. It will comply with setback and coverage requirements. No new non-conformities will be created as a result of the construction.

Motion: Made by Ms. Peabody to grant the Determination to Janis Metoxen of 150 Lake Road. 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. The DPW will need to be contacted regarding required sewer connection permits and inspection of related sanitary piping from the new addition to the existing pump.

2nd: Mr. Kelley

Discussion: None

Vote: 5 - 0

OLD BUSINESS/NEW BUSINESS

Mr. Gaudette stated that the Building and Conservation departments are satisfied with the 36/38 Goodrich Road property.

NEXT MEETING

January 13, 2010

On a motion made by Ms. Peabody, seconded by Ms. Banks and voted unanimously, the meeting adjourned at 7:30 PM.