

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, June 9, 2010

Present: Elizabeth Banks
Thomas Creeden
Adam Gaudette, Chairman
Pat Jeffries
Chris Mattioli
Maryann Thorpe

Also Present: Diane Trapasso, Administrative Assistant

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. Mattioli to approve the minutes of May 12, 2010.
2nd: Ms. Jeffries
Discussion: None
Vote: 5 – 0

MICHAEL & NANCY FLYNN REQUEST A DETERMINATION TO ADD A SECOND STORY TO THE EXISTING HOME. THE PROPERTY IS LOCATED AT 200 LAKE ROAD.

Ms. Flynn spoke on her own behalf. She stated that they will raise the existing roof. The second floor will be for sleeping only, no baths.

Mr. Gaudette read the memos from the following departments:

- Ms. Rusiecki, BOH Agent
- Ms. Jacque, Conservation Commission Agent
- Mr. Morse, DPW Director
- Ms. Bubon, Town Planner

Motion: Made by Ms. Jeffries to grant the Determination to Michael & Nancy Flynn for the property located at 200 Lake Road for the plan dated 1/18/2010, file # Z 603. 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: Mr. Mattioli

Discussion: None

Vote: 5 – 0

PUBLIC HEARING FOR CHRISTOPHER MAZEIKA REQUESTING A SPECIAL PERMIT AND VARIANCE TO ADD A SECOND FLOOR ON AN EXISTING HOUSE AND TO CONSTRUCT A DETACHED GARAGE ON A NON-CONFORMING LOT. THE PROPERTY IS LOCATED AT 100 ALLEN ROAD.

Ms. Banks read the legal notice.

Mr. Gaudette read the memos from the following departments:

- Mr. Ford, Police Chief
- Ms. Rusiecki, BOH Agent
- Ms. Jacqué, Conservation Commission Agent
- Mr. Morse, DPW Director
- Ms. Bubon, Town Planner

Mr. Mazeika spoke on his own behalf. He stated that they plan to add a second floor to the existing house. All the bedrooms and a second bath would be on the second floor. The lot is non-conforming in terms of area and frontage.

Mr. Mazeika stated that they obtained a piece of land and a construction easement from his abutter.

Mr. Creeden arrived at 7:25 PM

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

2nd: Ms. Banks

Discussion: None

Vote: 6 – 0

Motion: Made by Ms. Jeffries to grant the Special Permit to construct a second floor addition as shown on plans entitled “Plan of Land Owned Christopher & Camden Mazeika Camp Laurelwood Trust located at 100 Allen Road” dated 4/29/2010.

2nd: Mr. Mattioli

Discussion: None

Vote: 5 – 0 – 1 (Mr. Creeden abstained)

Ms. Banks read the legal notice for the Variance.

Mr. Mazeika stated that because of the lot's elongated shape, topography and location of the septic system the proposed location of the garage is the only feasible spot on the lot. The proposed location meets the setback regulations.

The Board agreed that because of the lot and the huge drop-off it is impossible to place the garage anywhere else on the lot.

Motion: Made by Ms. Jeffries to close the Public Hearing.
2nd: Mr. Creeden
Discussion: None
Vote: 6 – 0

Motion: Made by Ms. Jeffries to grant the Variance to allow the construction of a detached garage and carport as shown on the plans entitled "Plan of Land Owned by Christopher & Camden Mazeika Camp Laurelwood Trust located at 100 Allen Road" dated 4/29/2010.
2nd: Mr. Mattioli
Discussion: None
Vote: 6 - 0

CONTINUATION OF THE PUBLIC HEARING OF METROPCS, LLC IS REQUESTING A VARIANCE AND SPECIAL PERMIT TO ERECT A TELECOMMUNICATIONS TOWER. THE PROPERTY IS LOCATED AT 67 ROUTE 84 (DPW PROPERTY).

Mr. Gaudette stated that the Board just received new information from Anderson & Kreiger and the Board has not had enough time to read through it all. In addition, the Board is still waiting to hear from Mark Hutchins the Peer Review Consultant engaged by the Town.

Mr. Gaudette stated that with all this still pending he would like to continue the Public Hearing. The Board agreed.

Mr. Heywood of 95 Colonial Drive and Treasurer of Sturbridge Hills Condominium Association submitted a letter requesting that the Board deny the Variance to MetroPCS as that they feel all abutters were not notified.

Other residents that spoke were the following:

- Mr. Diggins – 116 Colonial Drive
- Mr. Fontaine – 109 Colonial Drive
- Mr. LaForge – 81 Sturbridge Hills Road

They had the following questions:

- Health issues
- Who was the 3rd party to review the radio frequency report
- Site Plan with the Planning Board

Mr. Gaudette stated that the BOS wants the ZBA and the Planning Board to go forward making their decisions and then the BOS will make their decision whether or not to enter into a lease agreement with MetroPCS.

Motion: Made by Ms. Jeffries to continue the Public Hearing for MetroPCS to July 14, 2010 @ 7:05 PM.

2nd: Ms. Thorpe

Discussion: None

Vote: 6 – 0

CORRESPONDENCE

None

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

July 14, 2010

On a motion made by Mr. Creeden, seconded by Mr. Mattioli and voted unanimously, the meeting adjourned at 8:15 PM