

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, October 13, 2010

Present: Elizabeth Banks
Marge Cooney
Thomas Creeden
Pat Jeffries, Vice-Chair
Chris Mattioli
Maryann Thorpe

Also Present: Diane Trapasso, Administrative Assistant

Ms. Jeffries, Vice-Chair, opened the meeting at 6:30 PM.

Ms. Jeffries read the agenda.

APPROVAL OF MINUTES

Motion: Made by Ms. Cooney to approve the minutes of September 29, 2010.
2nd: Mr. Mattioli
Discussion: None
Vote: 6 – 0

**REQUEST FOR VARIANCE FOR REHABILITATIVE RESOURCES, INC. TO
ALLOW A PARKING LOT EXPANSION WITHIN THE SETBACK
REQUIREMENTS AS SHOWN ON THE PLAN. THE PROPERTY IS
LOCATED AT 1 PICKER ROAD.**

Materials Reviewed:

Petition for Variance – RRI – submitted 9/17/2010

Zoning Variance Plan – RRI – 1 Picker Road – dated 9/17/2010 – file # Y711
drawing # P-1

Certificate of Mailing receipts

Newspaper legal notice

Ms. Banks read the legal notice.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. He stated that an opportunity had arisen for RRI that would bring expanded programs of Bath Path College to Sturbridge. These programs are held on weekends. The proposed college expansion would require approximately 175 parking spaces. The proposed plan shows 185 total parking spaces once the proposed parking expansion is complete. It should be noted that some of the parking spaces are utilized by RRI vans parked for the weekend. This area is located along the F.W. Web property boundary.

Ms. Jeffries read the memos from the following departments:

- J. Bubon, Town Planner
- T. Ford, Chief of Police
- G. Morse, DPW Director
- E. Jacque, Conservation Agent
- D. Lindberg, Building Commissioner/Zoning Enforcement Officer

The Board had the following questions and concerns:

- Attempt to buy additional land – Mr. Loin stated that the abutter was not interested in selling
- Back section seems to drop off – Mr. Loin – enough to add 10-15 feet – grading along the edge
- No zoning table – parking lot expansion must comply with the maximum impervious surface requirements – Mr. Loin – discussed the site plan map from the easel – not distributed to Board members
- Turning radii on parking
- Right to approve by Chapter 40A – expanded education
- No topography plan – Mr. Loin not common for ZBA
- The possibility of off site parking of the vans during Bay Path College is in use

Mr. Prouty of One Picker Road Realty stated that he had concerns about the stormwater management.

Mr. Loin stated that stormwater management will be addressed in Site Plan Approval with the Planning Board.

Motion: Made by Mr. Mattioli to close the Public Hearing.

2nd: Mr. Creeden

Discussion: None

Vote: 5 – 1 (Ms. Cooney)

Motion: Made by Mr. Mattioli to grant a 40' Variance to allow a parking lot expansion for 18 additional spaces into the front setback to RRI at 1 Picker Road according to Zoning Variance Plan dated 9/17/2010 File # Y711 Drawing # P-1 with the Condition that all the concerns of the departments heads are met including all safety concerns.

2nd: Mr. Creeden

Discussion: None

Vote: 4 – 1(Ms. Banks) – 1(Ms. Cooney)

Motion: Made by Mr. Mattioli to grant a 15' Variance to allow a parking lot expansion for 16 additional spaces along northerly property line side setback to RRI at 1 Picker Road according to Zoning Variance Plan dated 9/17/2010 File # Y711 Drawing # P-1 with the Condition that all the concerns of the departments heads are met including all safety concerns.

2Nd: Mr. Creeden

Discussion: None

Vote: 5 – 0 – 1(Ms. Cooney)

Motion: Made by Mr. Mattioli to grant a 18' Variance to allow a parking lot expansion for 8 additional spaces into the westerly property line setback to RRI at 1 Picker Road according to Zoning Variance Plan dated 9/17/2010 File # Y711 Drawing # P-1 with the Condition that all the concerns of the departments heads are met including all safety concerns.

2nd: Mr. Creeden

Discussion: None

Vote: 4 – 1(Ms. Banks) – 1(Ms. Cooney)

Mr. Loin asked the Board to reconsider their first vote for a Variance. If the expansion of the parking lot is not granted, this could cause a financial hardship to RRI. RRI would be getting an income from Bay Path College. Bay Path would only lease RRI provided the parking is available.

Ms. Cooney stated that she applauded what RRI does and thinks Bay Path College is a good use at this site, however, both the application and plan presented were lacking required information.

The Board did not motion for reconsideration of the vote.

Motion: Made by Mr Creeden to reopen and continue the Public Hearing to November 10, 2010@ 6:35 PM at Town Hall – 308 Main Street

2nd: Mr. Mattioli

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Mattioli to rescind all three motions to grant a Variance to RRI

2nd: Mr. Creeden

Discussion: None

Vote: 5 – 0 – 1(Ms. Banks)

CORRESPONDENCE

None

OLD/NEW BUSINESS

Mr. Creeden stated that he would like to receive from the Planning Department a review of ZBA application guidelines including a waiver detail for some applications with the approval of the Town Planner.

NEXT MEETING

November 10, 2010 @ 6:15 PM @ Town Hall – 308 Main Street

On a motion made by Ms. Bank, seconded by Ms. Thorpe and voted unanimously, the meeting adjourned at 8:25 PM.