

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, January 19, 2011

Present: Elizabeth Banks
Marge Cooney
Thomas Creeden
Chris Mattioli
Maryann Thorpe
Michael Young

Also Present: Diane Trapasso, Administrative Assistant

Absent: Pat Jeffries, Vice-Chair

Mr. Mattioli, Acting-Chair, opened the meeting at 6:30 PM.

Mr. Mattioli read the agenda.

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: Made by Ms. Cooney to approve the amended minutes of November 10, 2010.

2nd: Ms. Thorpe

Discussion: None

Vote: 5 – 0

PUBLIC HEARING FOR A SPECIAL PERMIT – DOMENICO & ALICE LOMBARDI REQUEST A SPECIAL PERMIT TO DEMOLISH THE EXISTING COTTAGE AND REBUILD A NEW HOME ON A NON-CONFORMING LOT. THE PROPERTY IS LOCATED AT 190 LAKE ROAD.

Materials Reviewed:

Application for Special Permit – received 12/21/2011

Site Plan for Domenico & Alice Lombardi – Green Hill Engineering , 10 Main Street, Sturbridge MA – dated 12/16/2010 – Project 2010-151 – received 12/21/2010 – 190 Lake Road

Architectural Plans – Lombardi Residence – Escape Estates, Inc., P.O. Box 154, Sturbridge MA – received 12/21/2010

Left Side Elevation Architectural Plan – Domenico & Alice Lombardi – 190 Lake Road – received 1/6/2011

Revised Site Plan #2 – Domenico & Alice Lombardi – dated 1/7/2011 – House at 25' from Lake - received 1/11/2011

Letter from Andy Cormier - dated 1/11/2011 – Re: Confirm continuation of Public Hearing to 1/19/2011

Ms. Banks read the legal notice.

Mr. Cormier of Escape Estates, Inc. spoke on behalf of the applicant. He stated that his applicant is requesting to remove the existing cottage and replace with a new home. The proposed house will be more conforming than the existing cottage. The proposed house meets lot coverage requirements.

Mr. Cormier stated that Conservation Commission are requesting that the house be moved further from the lake and the proposed home will therefore be more in line with the abutting homes. He stated that that he was on the agenda with the Conservation Commission on January 20, 2011.

Mr. Cormier stated that he thinks the Conservation Commission will have him make some changes to the plan. He understands if ZBA wishes to continue the hearing, because he feels that Conservation will have changes to the plan.

Mr. Mattioli read the Department memos from the following:

- Ms. Bubon, Town Planner
- Mr. Lindberg, Building Commissioner/Zoning Enforcement Officer
- Ms. Rusiecki, BOH Agent

The Board had the following questions and concerns:

- Total height of the house – Mr. Cormier stated that the house is under 35 feet
- Trees coming down – Mr. Cormier stated that one tree will be taken down – a hemlock and it is already dead
- Easement – transmitted
- BOH comment on the sewer expansion bylaw – ZBA has never had this be an issue for residential use

Mr. Vaill of 192 Lake Road stated that the easement has been recorded and gives perpetual right for Mr. Argitas to maintain the well. Mr. Vaill also stated that he has no concerns with the Lombardi proposed new house.

Mr. Young arrived at 6:55 PM and Mr. Mattioli introduced him to the Board.

Motion: Made by Ms. Cooney to continue the Public Hearing for Domenico & Alice Lombardi requesting a Special Permit for the property located at 190 Lake Road to February 9, 2011 @ 7:15 PM.

2nd: Ms. Banks

Discussion: None

Vote: 6 – 0

CORRESPONDENCE

Letter from Kopelman & Paige, P.C. – Re: Kevin Mongeon v. Sturbridge Zoning Board of Appeals

Habitat for Humanity Memo

Warren Casino Study Committee Public Forum – January 27, 2011 @ 7:00 PM

OLD/NEW BUSINESS

Reorganization of the Board will take place on the first meeting after the Town elections.

NEXT MEETING

February 9, 2011 at 6:30 PM at the Center Office Building

On a motion made by Mr. Creeden, seconded by Ms. Banks and voted unanimously, the meeting adjourned at 7:15 PM.