

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, May 11, 2011

Present: Elizabeth Banks, Chair
Joel Casaubon
Marge Cooney
Thomas Creeden, Vice-Chair/Clerk
Chris Mattioli
Maryann Thorpe
Michael Young

Also Present: Diane Trapasso, Administrative Assistant

Ms. Banks opened the meeting at 6:30 PM.

The Board introduced themselves.

Ms. Banks read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Mattioli to approve the minutes of April 13, 2011.

2nd: Ms. Cooney

Discussion: None

Vote: 6 – 0 -1 (Mr. Casaubon)

DETERMINATION – DENISE LACHAPELLE AND KAREN ARCOITE ARE REQUESTING A DETERMINATION TO DEMOLISH THE EXISTING GARAGE AND REPLACE WITH A TWO STORY GARAGE IN THE EXISTING FOOTPRINT. THE PROPERTY IS LOCATED AT 277 LEADMINE ROAD.

Materials Reviewed:

Application for a Determination – Denise M. Lachapelle & Karen L. Arcoite – received dated April 12, 2011

Proposed Garage Replacement for Denise Lachapelle – 277 Leadmine Road – prepared by Green Hill Engineering – received dated April 12, 2011

Ms. Lachapelle stated that the existing garage is in disrepair and needs to be demolished. It will be replaced with a new two car garage with a loft area. She stated that no bathroom to be installed.

The Board had the following questions and concerns:

- Will there be a cargo door – answer – yes
- Will there be a pulley lift – answer – yes
- Size of garage – 24X36
- There will not be a ceiling support for an engine lift

Motion: Made by Mr. Creeden to grant the Determination to Denise M. Lachapelle and Karen L. Arcoit for the property located at 277 Leadmine 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.

2nd: Mr. Mattioli

Discussion: None

Vote: 7 – 0

CONTINUATION OF THE PUBLIC HEARING FOR SPECIAL PERMIT – DANIEL J. MOLTA, JR. IS REQUESTING A SPECIAL PERMIT TO DEMOLISH AND REMOVE AN EXISTING RESIDENCE AND TO CONSTRUCT A SINGLE-FAMILY HOME. THE PROPERTY IS LOCATED AT 94 PARADISE LANE.

Mr. Jalbert stated that the Molta application was granted an Order of Condition from Conservation. Mr. Jalbert presented a new plan with dimensions and lot coverage. He also showed an aerial photo showing that the view of the lake will not be obstructed to the abutter across the street. The house will be moved from the property line one foot.

The Board had the following questions and concerns:

- The foundation for garage – existing and will be attached
- Basement – unfinished
- Concrete slabs – will be removed
- Difference in land line square footage as shown on the assessors records than those on the application and plan
- Lot coverage is over 15%

The Board would like to see revised plans showing the concrete pads removed lot coverage to be under the 15%.

Motion: Made by Ms. Cooney to continue the Public Hearing to June 8, 2011 at 6:35 PM with a revised plan and with Mr. Morse's concern that during demolition the sewer E1 pump and alarm box shall be protected for reuse. Failure to do so will be at the owner's or contractor's expense.

2nd: Mr. Mattioli

Vote: 6 – 0 – 1 (Mr. Casaubon)

Discussion: The Board suggested to the applicant that it might be beneficial to withdraw without prejudice and reapply for the Special Permit.

Motion: Made by Mr. Creeden to rescind the motion to continue the Public Hearing to June 8, 2011 at 6:35 PM.

2nd: Mr. Mattioli

Discussion: None

Vote: 6 – 0 -1(Mr. Casaubon)

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

2nd: Mr. Young

Discussion: None

Vote: 6 – 0 -1(Mr. Casaubon)

Mr. Cormier submitted a letter to Withdraw Without Prejudice the application for Special Permit for Danile J. Molta, Jr. for the property located at 94 Paradise Lane.

Motion: Made by Mr. Creeden to accept the letter of Withdrawal Without Prejudice for the Special Permit submitted by Danile J. Molta for the property located at 94 Paradise Lane.

2nd: Ms. Thorpe

Discussion: None

Vote: 6 – 0 -1(Mr. Casaubon)

Motion: Made by Mr. Creeden to waive all application fees for Danile J. Molta to reapply for a Special Permit for the property located at 94 Paradise Lane.

2nd: Mr. Mattioli

Discussion: None

Vote: 6 – 0 - 1 (Mr. Casaubon)

CORRESPONDENCE

Green Valley – Workshops – Innovative Zoning Techniques
May 18, 2011 & May 23, 2011

OLD/NEW BUSINESS

Performance Bond – Crescent Gate @ Sturbridge

This account was established to cover legal review and post permit plan review. Several small legal bills were paid from this account and the remainder was not needed. The account has been accruing interest for several years and the amount remaining as of March 31, 2011 was \$9,921.01. Since this project is complete and the funds are no longer required, Ms. Bubon contacted Mr. Paquette of SPL Development and asked that they submit a written request for the release of the funds.

Motion: Made by Mr. Creeden to authorize the release of the bond funds held in escrow for the Crescent Gate project in the amount of \$9,921.01 (balance through March 31st) plus any accrued interest and return the funds to SPL Development Group, LLC.

2nd: Mr. Young

Discussion: None

Vote: 7 – 0

Ms. Banks welcomed Mr. Casaubon as a new member of the Board.

NEXT MEETING

June 8, 2011 at 6:30 PM at the Center Office Building

On a motion made by Ms. Cooney, seconded by Ms. Thorpe and voted unanimously, the meeting adjourned at 8:05 PM.