

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, June 8, 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 May 11, 2011.
2nd: Ms. Cooney
Discussion: None
Vote: 7 – 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

Mr. Creeden stated that at the September/October Board meetings, it would be good to start reading over the Zoning Bylaws and discuss revisions or more detailed explanations of some zoning Bylaws and bring forth to the Planning Board.

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.

Materials Reviewed:

Application for the Special Permit – prepared for Daniel J. Molta, Jr. – by Jalbert Engineering – received 5/19/2011

Architectural Drawings for Daniel J. Molta, Jr. – 94 Paradise Lane, Sturbridge, MA by Escape Estates, Inc. P.O. Box 154, Sturbridge, MA received 5/19/2011

Proposed Site Plan for Daniel J. Molta, Jr. – located at 94 Paradise Lane, Sturbridge, MA – by Jalbert Engineering – 54 Main Street, Sturbridge, MA – File # 300-0841 – DWG #10250 – plan date 5/13/2011 – received 5/19/2011, revision 3

Mr. Creeden read the legal notice.

Ms. Bank read the memo from Ms. Bubon, Town Planner.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert went over the mean height elevation as the Board requested at their last meeting.

The Board had the following questions:

- Did the applicant have to re-apply to Conservation Commission – Mr. Jalbert answer was no – nothing has changed
- Concrete pads and dock – Mr. Jalbert – concrete pads to be removed and no dock
- Broken line on the plan between lot 15 & 16 – Mr. Jalbert – two non-conforming lots merge into one by law

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

2nd: Ms. Thorpe

Discussion: None

Vote: 7 – 0

Motion: Made by Mr. Creeden to grant the Special Permit to Daniel J. Molta, Jr. for the property located at 94 Paradise Lane to demolish and remove an existing residence and to construct a single-family home according to Article/Section 20.05 of the Zoning Bylaws, with the following two conditions:

1. During demolition the sewer E1 pump and alarm box shall be protected for reuse. Failure to do so will be at the owners or contractors expense.
2. An as-built plan be provided after construction that confirms that the actual percent of lot coverage does not exceed the 15% proposed. Certification of the height of the building as defined in Chapter Two of the Zoning Bylaw shall also be provided to the Planning Department after construction.

According to the plans done Jalbert Engineering, Plan date 5/13/2011, DWG #10250 – Revision #3

Mr. Creeden asked Ms. Trapasso to read back the motion. She did.

2nd: Mr. Mattioli

Discussion: None

Vote: 7 – 0

NEXT MEETING

July 13, 2011 at 6:30 PM at the Center Office Building

On a motion made by Mr. Creeden, seconded by Mr. Casaubon and voted unanimously, the meeting adjourned at 7:00 PM.