

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, November 9, 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 October 12, 2011

2nd: Ms. Cooney

Discussion: None

Vote: 6 – 0 – 1 (Mr. Casaubon)

Motion: Made by Mr. Creeden to approve the executive session minutes of October 12, 2011, and to be held in confidence.

2nd: Mr. Mattioli

Discussion: None

Vote: 6 – 0 – 1 (Mr. Casaubon)

CHAR – JAN, INC. REQUEST A DETERMINATION FOR AN 8' X 8'6" ADDITION PROPOSED TO THE EXISTING HOUSE TO BE USED AS AN ADDITIONAL BATHROOM. THE PROPERTY IS LOCATED AT 10 MT. DAN ROAD.

Materials Presented:

Application for Determination – Char-Jan, Inc. for the property located at 10 Mt. Dan Road
– received October 17, 2011

Building Plan of Land in Sturbridge, MA prepared for Char-Jan, Inc. – by Roger Woods & Co. – 1415 Park Street, Palmer, MA – project # 09103 – Drawing # C – 166a

Ms. Banks read the following department memos:

- Ms. Jacque, Conservation Agent
- Ms. Bubon, Town Planner
- Ms. Rusiecki, Board of Health Agent

Ms. Banks questioned the orange stakes on the property.

Ms. Puffer, the property owner stated that the orange stakes represented the proposed addition.

Motion: Made by Ms. Cooney to grant the Determination to Char – Jan, Inc. for the property located at 10 Mt. Dan Road, with the Condition of approval from the Conservation Commission at their meeting of November 17, 2011. 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, according to the Building Plan of Land in Sturbridge prepared for Char – Jan, Inc. by Roger Woods & Co. – 1415 Park Street – Palmer MA – Project # 09103 – Drawing # C-166a

2nd: Mr. Mattioli

Discussion: None

Vote: 7 – 0

REVIEW AND ACCEPTANCE OF THE CERTIFICATE OF DECISION ON THE ADMINISTRATIVE APPEAL FOR THE ESTATE OF SYLVIO PROULX.

Motion: Made by Mr. Creeden to accept the amended (corrections to date of hearing to March 5, 2008, and date of filing of decision to March 10, 2008 and materials submitted Donald Joyce father of deceased James Joyce, and wife of deceased Calvin Carrington) corrections to list of affidavits) Certificate of Decision on the Administrative Appeal for the Estate of Sylvio Proulx dated November 9, 2011.

2nd: Mr. Mattioli

Discussion: None

Vote: 6 – 0 – 1 (Mr. Casaubon)

CORRESPONDENCE

None

OLD/NEW BUSINESS

None

NEXT MEETING

December 14, 2011 at 6:30 PM at the Center Office Building

On a motion made by Mr. Mattioli, seconded by Mr. Creeden and voted unanimously, the meeting adjourned at 6:50 PM.