

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, December 14, 2011

Present: Elizabeth Banks, Chair
Joel Casaubon
Marge Cooney
Chris Mattioli

Also Present: Diane Trapasso, Administrative Assistant

Absent: Thomas Creeden, Vice-Chair/Clerk
Maryann Thorpe
Michael Young

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 November 9, 2011

2nd: Mr. Casaubon

Discussion: None

Vote: 4 – 0

RONALD M. & SUSAN M. ANGER – REQUEST A DETERMINATION TO DEMOLISH THE CAMP AND REBUILD A COTTAGE ON THE EXISTING FOOTPRINT. THE PROPERTY IS LOCATED AT 234 ROY ROAD.

Materials Presented:

Application for Determination – Ronald M. & Susan M. Anger – received 12/1/2011

Boundary Survey prepared for owner: Ronald M. & Susan M. Anger – 234 Roy Road – CME Associates, Inc. – plan date – 11/23/2011 – project # 2011158.1 – received 12/1/2011

House Drawing plans – received 12/1/2011

Ms. Banks read the following department memos:

- Ms. Jacque, Conservation Agent
- Ms. Bubon, Town Planner
- Mr. Lindberg, Building Inspector/Zoning Enforcement Officer

Mr. Orlowski of Windham Interiors spoke on behalf of the applicant. Mr. Orlowski stated that the existing camp will be demolished and replaced on the existing footprint with similar cottage. The new building will be slightly higher due to the raised wing wall. The front porch will be screened.

Mr. Casaubon wanted the applicant to be aware of run off being a major problem when it rains.

The applicant is aware of the problem.

Motion: Made by Ms. Cooney to grant the Determination to Ronald M. and Susan M. Anger for the property located at 234 Roy Road, according to the Boundary Survey prepared for Ronald M. and Susan M. Anger; prepared by CME Associates, Inc.- project # 2011158.1 – dated 11/23/2011 – revision #1; signed and dated by Philip B. Cheney – 11/28/2011 – received by ZBA 12/01/2011. The approval conditioned on the Determination of Applicability issued on 11/22/2011 by the Conservation Commission. 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: 4 – 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

None

NEXT MEETING

January 11, 2012 at 6:30 PM at the Center Office Building

On a motion made by Mr. Mattioli, seconded by Mr. Casaubon and voted unanimously, the meeting adjourned at 6:43 PM.

