

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, February 8, 2012

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

Also Present: Diane Trapasso, Administrative Assistant

Absent: Chris Mattioli

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

The Board introduced themselves.

Ms. Banks read the agenda.

APPROVAL OF MINUTES

Motion: Made by Ms. Cooney to approve the amended minutes of January 11, 2012
2nd: Mr. Casaubon
Discussion: None
Vote: 6 – 0

**DETERMINATION – CLAIRE HORVATH IS REQUESTING A
DETERMINATION TO ENLARGE THE PORCH WITH AN 8X12 ADDITION.
THE PROPERTY IS LOCATED AT 61 BENNETTS ROAD.**

Materials Presented:

Application for Determination – Claire Horvath – received 1/13/2012

Plan of Land in Sturbridge, MA – surveyed for Secured Financial Corp. & Peter P. Horvath & Claire F. Horvath – prepared by Para Land Surveying, 349 Ashland Avenue, Southbridge MA - plan date 11/17/1999

Ms. Banks read the following department memos:

- Ms. Jacque, Conservation Agent

- Ms. Bubon, Town Planner – dated 1/24/2012 & 2/7/2012
- Mr. Ford, Police Chief
- Mr. Lindberg, Building Inspector/Zoning Enforcement Officer – dated 1/24/2012 & 2/8/2012
- Ms. Rusiecki, BOH Agent

Mr. Marshall of Marshall Construction stated that he is aware of the issues raised by the Board of Health and is in the process of resolving all of them.

The Board had the following concerns and questions:

- Asked about the existing piers – will there be any digging – Mr. Marshall stated that the extension of the porch will use the existing piers and there will be no digging
- Will the proposed porch be even with the existing porch – Mr. Marshall stated the proposed porch will be even with the existing

Mr. Marshall stated that he is in contact with Slim Sewer Service and is requesting the reports on the tight tank for the property.

Motion: Made by Ms. Cooney to grant the Determination to Claire Horvath for the property at 61 Bennetts Road with the condition that there will be full compliance with all of the concerns and requirements of the Board of Health. Further, that no building permit will be issued until full compliance is met with the Board of Health requirements.

2nd: Mr. Young

Discussion: None

Vote: 6 – 0

CORRESPONDENCE

Letter from Kopelman & Paige – dated January 19, 2012 – Re: Gale v. Zoning Board of Appeals of Gloucester – Appeals Court Rejects Need for Variance When Altering or Expanding Nonconforming Single and Two-family Dwellings

CPTC – Conference & Workshops - Saturday, March 17, 2012

OLD/NEW BUSINESS

None

Ms. Banks handed the Board guidelines for making motions for various ZBA decisions.

NEXT MEETING

March 14, 2012 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 7:00PM.