

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, October 16, 2013

Present: Elizabeth Banks
Joel Casaubon
Thomas Creeden, Chair
Donald Fairbrother
Maryann Thorpe

Also Present: Diane M. Trapasso, Administrative Assistant

Absent: Margaret Cooney
Michael Young

Mr. Creeden opened the meeting at 6:30 PM.

The Board introduced themselves.

Mr. Creeden read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Fairbrother to approve the amended minutes of September 18, 2013.

2nd: Ms. Thorpe

Discussion: None

Vote: 5 – 0

DETERMINATION – ROCCO J. & DONNA L. FALCONE ARE REQUESTING A DETERMINATION TO ADD A SECOND FLOOR TO THE EXISTING SINGLE FAMILY RESIDENCE AND ADDITIONS TO THE DECK. THE PROPERTY IS LOCATED AT 328 THE TRAIL

Materials Presented:

Application for Determination – Rocco J. & Donna L. Falcone – received 9/19/2013

Site Plan for Rocco J. & Donna L. Falcone – 328 The Trail, Sturbridge – prepared by Jalbert Engineering – plan date 9/16/2013 – DWG #13139 – received 9/19/2013

Falcone Residence – Preliminary floor plans – prepared by Philip D. Burdick, Architecture – Landscape Architecture – Planning – 5 Ridgewood Terrace – Springfield MA 01105 – date 5/23/2013 – revisions 6/4/2013 – received 9/19/2013

Mr. Creeden acknowledged the following department memos:

- Lt. Marinelli, Fire Inspector
- Ms. Rusiecki, BOH Agent
- Mr. Colburn, Conservation Agent
- Ms. Bubon, Town Planner

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant is proposing to remodel an existing single family residence. The remodeling includes the construction of a second floor and additions to the deck. Associated site work includes the construction of retaining walls, less than four feet tall, and the raising of the lawn area outside the 25-foot “no Disturbance” buffer zone. The entire disturbance to the site will be within areas of previous development or improvement on the site and no trees are to be disturbed.

Mr. Burdick, the architect stated that a screen porch and mudroom will be added to the east end of the building where the deck exists. The deck will be modified as shown on the plan and a second story will be added. The existing structure will be raised to increase the basement ceiling.

Mr. Jalbert stated that none of these improvements are detrimental nor do they create any new non-conformities.

The Board had the following concerns and questions:

- Where is the mudroom? – Mr. Jalbert stated that the mud room is contained in the screened porch

Motion: Made by Mr. Fairbrother to grant the Determination requested by Rocco J. & Donna L. Falcone to add a second floor to the existing single family residence and additions to the deck for the property located at 328 The Trail as per the plans and documentation submitted; as it does not intensify 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, prepared by Jalbert Engineering, Site Plan for Rocco J. & Donna L. Falcone, 328 The Trail, plan date 9/16/13, DWG #13139. All other necessary permits must be obtained prior to the start of construction.

2nd: Ms. Banks

Discussion: None

Vote: 5 - 0

DETERMINATION – DANIEL J. & NANCY MOLTA ARE REQUESTING A DETERMINATION TO ADD A SECOND STORY ADDITION OVER THE

EXISTING GARAGE ON THE SITE. THE PROPERTY IS LOCATED AT 2 SOUTH PARADISE LANE.

Materials Presented:

Application for Determination – Daniel J. & Nancy Molta – received 9/23/2013

Request for Determination – J. Methe Construction – 2 South Paradise Lane, Sturbridge MA – prepared by Sherman & Frydryk, Land Surveying and Engineering – 3 Converse Street, Suite 203, Palmer MA 01069 – date 9/18/2013 – project #13126 – received 9/23/2013

Architectural drawing showing the front and rear elevations – received 9/19/2013

Picture of the home

Mr. Creeden acknowledged the following department memos:

- Mr. Morse, DPW Director
- Ms. Bubon, Town Planner
- Lt. Marinelli, Fire Inspector
- Mr. Colburn, Conservation Agent
- Ms. Rusiecki, BOH Agent

Mr. Methe of J. Methe Construction & Development spoke on behalf of the applicant. Mr. Methe stated that the project includes a second story addition over the existing garage on the site. There will be no increase in the ground level footprint of the home. The proposed second floor deck will extend slightly beyond the limits of the existing deck at the northeast corner of the home

The Board had the following questions and concerns:

- Is there enough room for parking – Mr. Methe stated that there is parking for nine vehicles
- DPW Director's concern with the E-1 pump – Mr. Methe stated that the owner will have it inspected by a certified engineer to see if it will need to be upgraded
- How do you enter the addition – Mr. Methe stated by the staircase in the garage
- Is this a supplement unit – Mr. Methe stated no

Motion: Made by Mr. Fairbrother to grant the Determination requested by Daniel J. & Nancy Molta to add a second story addition over the existing garage for the property located at 2 South Paradise Lane as per the plans and documentation submitted; as it 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, prepared by J. Methe Construction & Development, Springfield MA. All other necessary

permits must be obtained prior to the start of construction. With the following one condition:

1. The owner will have the E-1 pump inspected to see if it may need an upgrade to a duplex unit if full occupancy affects the current pump and housing capacities.

2nd: Ms. Thorpe

Discussion: None

Vote: 5 – 0

MODIFICATION OF DETERMINATION ISSUED ON MAY 15, 2013 TO REAL J. JR. & ELIZABETH A. POIRIER FOR THE PROPERTY LOCATED AT 172 LAKE ROAD.

Materials presented:

Site Plan Real J. Jr. & Elizabeth A. Poirier, 172 Lake Road, Sturbridge MA – prepared by Jalbert Engineering – plan date 10/2/2013 – DWG #13047 – revision #3 – date 10/2/2013

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant is adding a roof over the entrance to the residence on the easterly side of the addition. The shed will be removed

Mr. Creeden acknowledged the following department memo:

- Ms. Bubon, Town Planner

Motion: Made by Mr. Fairbrother to grant the Modification to the Determination issued on May 15, 2013 to Real J. Jr. & Elizabeth A. Poirier to add a roof over the entrance and remove the 6'X6' shed for the property located at 172 Lake Road.

2nd: Mr. Casaubon

Discussion: None

Vote: 4 - 0 – 1 (Ms. Banks)

MODIFICATION OF A DETERMINATION ISSUED ON JUNE 19, 2013 TO MATTHEW S. KIBBE & MARY WILSON KIBBE FOR THE PROPERTY LOACATED AT 324 THE TRAIL.

Materials presented:

Letter from Mr. William LaPlante, President LaPlante Construction – dated October 1, 2013 – requesting the modification – received 10/2/2013

Mr. Laplante of Laplante Construction, Inc. spoke on behalf of the applicant. Mr. Laplante stated that the new design raises the roof elevation of the main house by 3'. However, utilizing the elevation of the existing garage, which will become attached to the main house,

the new proposed maximum mean height is actually 23', two feet below the approved proposed conditions. This will create more attic storage. There is no change in the footprint.

Mr. Creeden acknowledged the following department memo:

- Ms. Bubon, Town Planner

Motion: Made by Mr. Fairbrother to grant the Modification to the Determination issued on June 19, 2013 to Matthew S. Kibbe & Mary Wilson Kibbe to change the height of the structure by increasing it 3 feet from the original proposal of 25 feet for the property located at 324 The Trail.

2nd: Mr. Casaubon

Discussion: None

Vote: 5 - 0

OLD/NEW BUSINESS

None

CORRESPONDENCE

Fall 2013 Workshops – CPTC

NEXT MEETING

November 20, 2013 at the Center Office Building

On a motion made by Mr. Casaubon, seconded by Ms. Thorpe, and voted unanimously, the meeting adjourned at 7:20 PM.