

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, December 11, 2013

Present: Elizabeth Banks
Margaret Cooney
Thomas Creeden, Chair
Donald Fairbrother, Vice-Chair/Clerk

Also Present: Diane M. Trapasso, Administrative Assistant

Absent: Joel Casaubon
Maryann Thorpe
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 November 20, 2013.

2nd: Ms. Cooney

Discussion: None

Vote: 4 – 0

CONTINUATION OF THE PUBLIC HEARING – SPECIAL PERMIT – PORCHLIGHT INVESTMENT IS REQUESTING A SPECIAL PERMIT TO ENCLOSE THE EXISTING FRONT PORCH. THE PROPERTY IS LOCATED AT 502 MAIN STREET.

Materials presented:

Application for Special permit – Porchlight Investment – Daniel Gonya – received 10/24/2013

Alta/ACSM – Land Title Survey – Whistling Swan Restaurant – 502 Main Street – received 10/24/2013

Site Plan & Demolition Plan – Whistling Swan – 502 Main Street – prepared by Williams J. Masiello Architect, Inc. – received 10/24/2013

Mr. Creeden stated that because there was a not a quorum of the Board for the Special Permit for Prochlight Investment, the Board could not act on the application. The applicant was advised that there would only be four members of the Board present. He requested a continuation.

Motion: Made by Ms. Cooney to continue the Public Hearing to January 15, 2014 @ 7:00 PM for the Special Permit for Porchlight Investment to enclose the existing front porch at the property located at 502 Main Street.

2nd: Mr. Fairbrother

Discussion: None

Vote: 4 – 0

DETERMINATION – ROCCO J. & DONNA L. FALCONE ARE REQUESTING A DETERMINATION TO DEMOLISH THE HOME AND RE-CONSTRUCT THE HOME ON THE SAME FOUNDATION. THE PROPERTY IS LOCATED AT 328 THE TRAIL.

Materials Presented:

Application for Determination – Rocco J. & Donna L. Falcone – received 11/25/2013

Site Plan for Rocco J. & Donna L. Falcone – 328 The Trail, Sturbridge MA – prepared by Jalbert Engineering – 54 Main Street, Sturbridge MA – plan date 11/22/2013 – DWG #13139 – received 11/25/2013 – revision #1 – dated 11/22/2013

Preliminary Floor Plans Plans – Falcone Residence – 328 The Trail, Sturbridge MA – date 5/23/13 – revision date 6/4/13 – prepared by Philip D. Burdick Architecture – Landscape Architecture – Planning – 5 Ridgewood Terrace – Springfield MA 01105

Mr. Creeden acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Lt. Marinelli, Fire Inspector
- Mr. Ford, Chief of Police
- Mr. Morse, DPW Director
- Mr. Colburn, Conservation Agent

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant is proposing to demolish the structure because of mold infestation. The existing foundation will remain. A new screened porch and stairs will be added along with a new mud room on the deck. A second floor will be added.

Mr. Jalbert also stated that the applicant was before the Board in October for a Determination, which was granted, for a second floor and deck. Because of the mold infestation, they need to demolish the structure and rebuild.

The Board had the following questions and concerns:

- There was a question on why there were differences in frontage from what appeared on the deed, definite plan approved 12/03/1973, and property map received in October for the first application dated 6/03/20013 and the plan – Mr. Jalbert stated that there was an old subdivision and that subdivision was revised and recorded – survey was done with adjustments
- Is the sewer capacity enough for six bedrooms and three and half bathrooms – Mr. Jalbert stated that there is plenty of capacity
- Two sheds on the property – can be removed – Mr. Jalbert stated that the sheds have been there for more than ten years and will not be removed
- Will there be enough parking – Mr. Jalbert stated that there is plenty of space for parking

Motion: Made by Mr. Fairbrother to grant the Determination requested by Rocco J. & Donna L. Falcone to demolish the home and re-construct the home on the same foundation for the property located at 328 The Trail as per the plans and documentation submitted; as it does not intensify the existing lot 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, 54 Main Street, Sturbridge MA, Proposed Site Plan for Site Plan for Rocco J. & Donna L. Falcone – 328 The Trail, Sturbridge MA – plan date 11/22/2013 – DWG #13139 – received 11/25/2013 – revision #1 – dated 11/22/2013

2nd: Ms. Cooney

Discussion: None

Vote: 4 – 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

The Board agreed on the dates for their meetings in 2014.

NEXT MEETING

January 15, 2014 at the Center Office Building

On a motion made by Ms. Cooney, seconded by Mr. Fairbrother, and voted unanimously, the meeting adjourned at 7:05 PM.

