

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
Wednesday, September 17, 2014

**Present:** Elizabeth Banks  
Margaret Cooney, Vice Chair/Clerk  
Donald Fairbrother, Chair  
Chris Mattioli  
Maryann Thorpe  
Michael Young

**Also Present:** Diane M. Trapasso, Administrative Assistant

**Absent:** Thomas Creeden

Mr. Fairbrother opened the meeting at 6:30 PM and read the agenda.

The Board introduced themselves.

**APPROVAL OF MINUTES**

**Motion:** Made by Ms. Cooney to accept the amended minutes of August 20, 2014.  
**2<sup>nd</sup>:** Mr. Mattioli  
**Discussion:** None  
**Vote:** 6 – 0

**DETERMINATION – JAMES AND LYNNE BRISSETTE ARE REQUESTING A DETERMINATION TO ADD A FARMER’S PORCH WITH A NEW ENTRANCE AT THE REAR OF THE HOUSE. THE PROPERTY IS LOCATED 10 CHAMBERLAIN AVENUE.**

**Materials presented:**

Application for Determination – James & Lynne Brissette – received August 14, 2014

Brissette Residence – 10 Chamberlain Street – prepared by J.Nalb Associates – Douglas MA  
– plan date 3/5/2014

Mortgage Inspection Plan – 10 Chamberlain Street – dated 1/8/2014

Photos of the home

Mr. Fairbrother acknowledged the following department memos:

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

Mr. Beukema of Thompson Hill Associates spoke on behalf of the applicant. Mr. Beukema stated that he is renovating the property with new windows, kitchen and master bedroom. The owners would like to add a farmer's porch with a new entrance at the rear of the house. When they started the project, it was realized the rear of the home was structurally unsafe, that is why the porch was started.

The Board had the following concerns and questions:

- How large is the porch – Mr. Beukema stated that the porch will be 5'X6' or 7'
- Will the porch be enclosed – Mr. Beukema stated that the porch will be opened
- Will the propane tank stay – Mr. Beukema stated (No)

**Motion:** Made by Ms. Cooney to grant the request for the Determination to James & Lynne Brissette for property located at 10 Chamberlain Avenue, to add a farmer's porch with a new entrance at the rear of the house as shown on mortgage inspection plan, dated Jan. 8, 2014 prepared by Jarvis Land Surveying, Inc. 29 Grafton Circle, Shrewsbury MA 01545. As it does not intensify the existing non-conformity nor create any additional non-conformities and the applicant may apply for a building permit for the described activities, forthwith.

**2nd:** Mr. Mattioli

**Discussion:** None

**Vote:** 6 – 0

## **CORRESPONDENCE**

Sturbridge Recreation Department – New York City Bus Trip – November 15, 2014

## **OLD/NEW BUSINESS**

There was a discussion on the status worksheet prepared by Mr. Fairbrother, as to the ZBA can make sure that the conditions that they place on their decisions are carried out.

The Board stated that a building permit will not be issued until all other permits are fulfilled.

Ms. Banks still was not comfortable with the current spreadsheet.

Mr. Fairbrother stated that he will revise the spreadsheet. He will eliminate the Planning Board, ConCom, BOH and DRC columns. The spreadsheet will leave the Building Inspector column.

### **NEXT MEETING**

October 15, 2014 at the Center Office Building

On a motion made by Mr. Mattioli, seconded by Ms. Cooney, and voted unanimously, the meeting adjourned at 7:15 PM.