

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, January 21, 2015

Present: Elizabeth Banks
Margaret Cooney, Vice Chair/Clerk
Thomas Creeden
Chris Mattioli
Maryann Thorpe

Absent: Donald Fairbrother, Chair
Michael Young

Ms. Cooney opened the meeting at 6:30 PM and read the agenda.

Ms. Cooney wished Mr. Fairbrother a full and speedy recovery.

APPROVAL OF MINUTES

Motion: Made by Mr. Mattioli to accept the minutes of December 10, 2014.
2nd: Ms. Banks
Discussion: None
Vote: 4 – 0 – 1 (Ms. Thorpe)

DETERMINATION – DAN & TARA BALUNIS ARE REQUESTING A DETERMINATION TO ADD TWO BEDROOMS OVER THE EXISTING GARAGE. THE PROPERTY IS LOCATED AT 6 RIDGE HILL ROAD.

Materials presented:

Application for Determination – Dan & Tara Balunis – received 12/29/2014

Dan & Tara Balunis Addition

Photo of the home

Ms. Cooney acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Lt. Marinelli, Fire Inspector
- Ms. Rusiecki, BOH Agent
- Mr. Morse, DPW Director
- Mr. Burlingame, Building Commissioner

Mr. LeBlanc, of Property Solutions spoke on behalf of the applicant. Mr. LeBlanc stated that the applicant is proposing to add two bedrooms over the existing garage.

The Board had the following concerns and questions:

- Will there be an additional bathroom – Mr. LeBlanc stated (no)

Motion: Made by Ms. Banks to grant the Determination requested by Dan & Tara Balunis for the property located at 6 Ridge Hill Road; as requested to add two bedrooms over the existing garage. 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 Plot Plan prepared for Property Real Estate & Contracting – 6 Ridge Hill Road – plan date 12/24/2014 – prepared by Jarvis Land Survey, Inc. – 29 Grafton Circle, Shrewsbury MA and Dan & Tara Balunis Addition sketch.

2nd: Mr. Mattioli

Discussion: None

Vote: 5 - 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

Reminder to the Board – State Ethics - Conflict of Interest

Special Town Meeting – January 26, 2015

NEXT MEETING

February 18, 2015 at the Center Office Building

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