

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, OCTOBER 21, 2015

Present: Elizabeth Banks
Margaret Cooney, Chair
Thomas Earls **arrived at 6:35 PM**
Chris Mattioli
Maryann Thorpe
Michael Young

Also Present: Diane M. Trapasso, Administrative Assistant

Absent: Kevin Kelley, Clerk/Vice/Chair

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

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: Made by Ms. Banks to accept the minutes of August 19, 2015.
2nd: Ms. Thorpe
Discussion: None
Vote: 3 – 0 – 2(Mr. Mattioli & Mr. Young)

DETERMINATION – TIMOTHY F. & DONNA M. REARDON ARE REQUESTING A DETERMINATION TO DEMOLISH AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW TWO STORY RESIDENCE WITH AN ATTACHED GARAGE. THE PROPERTY IS LOCATED AT 70 PARADISE LANE.

Materials presented:

Application for Determination – Timothy F. & Donna M. Reardon – received 9/23/2015

Site Plan for Timothy F. & Donna M. Reardon – 70 Paradise Lane – prepared Jalbert Engineering – plan date 1/22/2015 – DWG #15010 – Revision 1 – received 8/20/2015

Architectural Plans – Reardon – received 9/23/2015

Ms. Cooney acknowledged the following department memos:

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

- Ms. Rusiecki, BOH Agent

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant is proposing to demolish and rebuild an existing single-family residence. The new residence will be a two story with an attached garage. Associated site work includes the construction of a retaining wall less than four feet high, installation of a new artesian well, relocation of the E-one pump, removing the boat house and deck ruins and filling that area and providing off street parking. The proposal has been submitted to and approved by the Conservation Commission.

Mr. Jalbert stated that the applicant is proposing to construct the two story single family residence within the same footprint of the existing structure.

The Board had the following concerns and questions:

- What is the distance from the garage to the street – Mr. Jalbert stated 26'
- Why is there an increase in lot square footage as shown on the plan – Mr. Jalbert and Mr. Reardon (property owner) stated that where the boat house and deck are they will be filling in the lake, restoring it back to the original plan – Conservation approved
- Question regarding the garage foundation – Mr. Reardon stated that the foundation will be one foot or two feet above the roadway
- Will there be steps to the water – Mr. Reardon stated it will be graded and steps to the water and the timbers will be eliminated
- Deed shows two separate parcels – Mr. Jalbert stated one parcel has 50' and the other parcel is 25'

Motion: Made by Ms. Banks to grant the Determination requested by Timothy F. & Donna M. Reardon for the property located at 70 Paradise Lane; as requested to demolish an existing single family cottage and shed, construct a new two story residence with an attached 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 Proposed Site Plan for Timothy F. & Donna M. Reardon – 70 Paradise Lane prepared Jalbert Engineering – plan date 1/22/2015 – DWG #15010 – Revision 1 – plan date 8/20/2015 and the Architectural Drawings prepared by Mr. Reardon received 9/23/2015. All necessary permits must be obtained prior to the start of construction.

2nd: Mr. Young

Discussion: None

Vote: 6 – 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

Ms. Cooney stated “that if someone is going to record our meeting”, they need to inform the Board that they are recording to the Board.

Ms. Cooney stated that the Board will need to bring their personnel calendars to the November 18th meeting, so that extra meetings can be scheduled for the 40B application.

NEXT MEETING

November 4, 2015 – regular meeting @ Center Office Building @ 6:30 PM

November 18, 2015 – 40B at Town Hall @ 6:00 PM

On a motion made by Mr. Mattioli, seconded by Mr. Thorpe, and voted unanimously, the meeting adjourned at 7:00 PM.