

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, JUNE 15, 2016

Present: Elizabeth Banks
Margaret Cooney, Chair
Thomas Earls
Kevin Kelley, Clerk/Vice/Chair
Fidelis Onwubueke
Michael Young

Also Present: Diane M. Trapasso, Administrative Assistant

Absent: Maryann Thorpe

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

The Board introduced themselves.

DETERMINATION – BRUCE GRAN AND BEVERLY LITCHFIELD ARE REQUESTING A DETERMINATION TO DEMOLISH AND REBUILD TWO EXISTING FAMILY RESIDENCES LOCATED ON A SINGLE PARCEL. THE PROPERTY IS LOCATED AT 136 LAKE ROAD.

Materials presented:

Application for Determination – Bruce Gran & Beverly Litchfield– received 5/2/2016

Proposed Site Plan for Bruce H. Gran & Beverly J. Litchfield – 136 Lake Road – prepared by Jalbert Engineering –DWG #13154 – plan date 8/7/2013 – revision #5 – dated 4/24/2016

Proposed New Construction – Gran Residence – 136 Lake Road – prepared by Architectural Insights – date 4/27/2016 – project # 15108

Email from Mr. Willard, an abutter to 136 Lake Road, stating he has reviewed the plans and has no issue with the grade change to his property as proposed. – dated 6/15/2016

Proposed Site Plan for Bruce H. Gran & Beverly J. Litchfield – 136 Lake Road – prepared by Jalbert Engineering –DWG #13154 – plan date 8/7/2013 – revision #6 – dated 6/15/2016

June 15, 2016 – Letter with signatures – Re: The creation of a swale down the property line between Gran/Litchfield property and Mark LaPierre's property to include grading Mark LaPierre's property.

Ms. Cooney acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent
- Ms. Terry, Interim Health Agent
- Mr. Burlingame, Building Commissioner
- Lt. Marinelli, Fire Inspector
- Mr. Morse, DPW Director

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant is proposing to demolish and rebuild two existing residences located on a single property. Both homes were built around 1940. Private wells and town sewer connections were installed and service each home. Associated site work includes the removal of both sheds and replacement of the shoreline retaining wall. Roof run off from the houses will be connected to the diffusor infiltration system and the site drainage will be improved as shown on the plan. This proposal was submitted to the Conservation Commission and approved. The entire disturbance to the site will be within areas of previous development or improvement.

The construction of both residences will be two story wood frame on the existing site pads of the buildings. The proposal will not create any new non-conformities to current zoning. A new water front wall was installed and approved by Conservation Commission.

Mr. Jalbert stated he addressed all the concerns of DPW as shown on the plan with revision #6. Have an email, dated June 15, 2016, from Mr. Morse stating that he is okay with the revisions.

The Board had the following concerns, comments and questions:

- Is the roof tin – Mr. Tuttle of Architectural Insights stated that the intent is to be metal depending on cost
- Three stall garage underneath the structure – Mr. Tuttle stated yes
- What is the distance between the two buildings – Mr. Tuttle stated 8' from the closest point
- Is building #1 habitable now – Mr. Jalbert stated "no"
- Thank you for a good detailed plan
- Mr. Tuttle stated that it has been a challenge to work within the constraints of Conservation

Motion: Made by Mr. Kelley to grant the Determination requested by Bruce Gran and Beverly Litchfield for the property located at 136 Lake Road, as requested, to demolish and rebuild two existing residences located on a single parcel. According to the Proposed Site Plan for Bruce H. Gran & Beverly J. Litchfield – 136 Lake Road – prepared by Jalbert Engineering –DWG #13154 – plan date 8/7/2013 – revision #6 – dated 6/15/2016 - Proposed New Construction – Gran Residence – 136 Lake Road – prepared by Architectural Insights – date 4/27/2016 – project # 15108. 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. All necessary permits must be obtained prior to the start of construction.

2nd: Mr. Earls

Discussion: None

Vote: 6 – 0

APPROVAL OF MINUTES

Motion: Made by Mr. Young to approve the draft minutes of March 9, 2016.

2nd: Mr. Onwubueke

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Kelley to approve the draft minutes of March 16, 2016.

2nd: Mr. Young

Discussion: None

Vote: 5 – 0 – 2 (Ms. Banks & Ms. Thorpe)

Motion: Made by Mr. Kelley to approve the draft minutes of April 6, 2016.

2nd: Mr. Earls

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Young to approve the draft minutes of May 4, 2016.

2nd: Ms. Banks

Discussion: None

Vote: 6 - 0

Motion: Made by to Mr. Earls approve the draft minutes of May 18, 2016 (Ms. Banks did not vote on the Determination – she arrived late at 6:05 PM & Mr. Kelley did not vote on the Determination – he arrived late at 6:20 PM).

2nd: Mr. Kelley

Discussion: None

Vote: 5 – 0 – 1(Mr.Onwubueke)

Motion: Made by Mr. Kelley to approve the amended draft minutes of June 8, 2016.

2nd: Ms. Banks

Discussion: None

Vote: 6 - 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

None

NEXT MEETING

July 13, 2016

On a motion made by Mr. Kelley, seconded by Mr. Onwubueke, and voted unanimously, the meeting adjourned at 7:22 PM.