

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, November 15, 2023
Town Hall**

Present:

Diane Trapasso
Elizabeth Banks
Joshua Cole (Virtual)
Tom Welch
Marge Cooney
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

Absent:

Fidelis Onwubueke

Also Present:

Matt St. Laurent, NBM Realty

Chair Trapasso called the meeting to order at 6:30pm and read the agenda.

Approval of Minutes

October 18, 2023

Motion: To approve the minutes of October 18, 2023.

By: T. Welch

2nd: E. Banks

Vote: All in Favor (5-0)

D. Trapasso announced that Maryann Thorpe would be joining the Board, there will be a joint meeting on the ZBA and Board of Selectman on Monday to appoint her.

Old/New Business

J. Bubon discussed that an application for 92 Stallion Hill Road for a wireless communications tower was filed with the Planning Board and the applicant would also need to file a Variance with the ZBA. The Planning Board public hearing will be December 19th and the ZBA public hearing will probably be in January. She also discussed the balloon test that would be conducted by the applicant.

Public Hearing – Special Permit – 505 Main Street – STL505, LLC

E. Banks read the legal ad posted in the Southbridge Evening News. M. St. Laurant came before the Board. J. Bubon stated that the applicant was requesting a special permit to raze



the existing building at 505 Main Street, remove the Southeast foundation and re-pour and rebuild in the same location and to expand the pre-existing non-conforming parking lot. The new building will be turned into eight live/work studios. The Conservation Commission meeting will be on December 7th. M. St. Laurent went over the site plans.

M. Cooney asked if the applicant has entered into contact with the current owners. M. St. Laurent stated that they have not yet.

E. Banks stated that the signature of the owner was not on the application that was in the Boards packet. J. Bubon stated that the signature came in after the original application, the property owner signature is in the office file.

J. Cole asked about the access to the parking lot. J. Bubon discussed access to the property. T. Welch asked what side of the rendering was facing the road. J. Bubon stated the North Elevation but that the final architectural plans are still be finalized and will be updated for the Planning Board filing. M. Cooney asked if the applicant was aware of the memos submitted from the other departments. J. Bubon stated that they are and a report has been provided to the applicant as well.

Motion: To close the public hearing for 505 Main Street.

By: M. Cooney

2nd: E. Banks

Vote: All in Favor (5-0)

Motion: To find pursuant to Article XV §300-15.2 A of the Zoning Bylaws, to expand, change or alter a pre-existing, non-conforming use or structure and Article XVI §300-16.2, Motor Vehicle Parking, for the property located at 505 Main Street by the applicant STL505, LLC. The proposed raising and rebuilding of the building will not be more detrimental to the neighborhood because the neighborhood will be advanced by sight and landscaping and will be consistent with the Master Plan with a mixture of mixed use.

By: E. Banks

2nd: T. Welch

Vote: All in Favor (5-0)

Motion: To grant the Special Permit pursuant to Article XVIII §300-18.2 (2) to STL505, LLC, for the property located at 505 Main Street to demolish the existing building, remove the southeast foundation and rebuild in the same location and to expand the pre-existing non-conforming parking lot according to all the plans and documentation submitted.

With the following conditions:

- 1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals.**
- 2. All State and Local Zoning Bylaws, building codes and regulations must be adhered to.**
- 3. All other necessary permits must be obtained prior to the start of construction and an as-built must be provided to the Planning Department.**

By: M. Cooney
2nd: T. Welch
Vote: All in Favor (5-0)

Documents Reviewed:

- *Special Permit Application;*
- *A Certified List of Abutters;*
- *Deed, Book: 47562/Page:345;*
- *Legal Notice;*
- *A plan entitled "Multi-family Residential Project – 505 Main Street, Sturbridge, MA 01518 (dated 12/19/22 Rev. 11/3/23). Prepared by Graves Engineering, Inc. (100 Grove Street, Worcester, MA 01605 Pages C001 – C502;*
- *Architectural plans "505 Main Street, Fiskdale, MA" Pages 1-4;*
- *Town Planner Report;*
- *Department memos*

Determination – 82 Paradise Lane – Glenn & Kathleen Ellis

L. Jalbert came before the Board and presented the proposed project. The applicants are requesting a Determination to raze the existing building and build a new single family home at 82 Paradise Lane. L. Jalbert stated that there had been comments from the DPW in regards to the driveway so the updated plans show the rework of the driveway to DPW specifications. He also stated that they had received Conservation Commission approval and the house has been moved back from the lake.

M. Cooney asked the following questions:

- If the existing shed would be removed.
 - L. Jalbert stated that it would be.
- If impervious material would be used on the driveway.
 - L. Jalbert stated that they would be using crushed stone.
- Asked about the location of the proposed driveway turnaround.
 - L. Jalbert discussed the location.

Motion: To grant the Determination for Glenn & Kathleen Ellis to raze the existing building and build as new single family home at 82 Paradise Lane. The proposed work does not intensify or create additional non-conformities and the owner may apply for a building permit for the described activities as shown on An Architectural plan entitled: "The Ellis Residence 82 Paradise Lane Sturbridge, MA" prepared by Trifone Design Associates, Inc. (103 Shore Road Sturbridge, MA 01566) dated 9/27/23, Sheets A-1 thru A-3; and A Site Plan entitled "Site Plan for Glenn G. Ellis 82 Paradise Lane Sturbridge, MA" prepared by Jalbert Engineering, Inc. (54 Main Street Sturbridge, MA 01566) dated 6/29/23 Rev. #5, 11/14/23, DWG #: 22108;

By: M. Cooney
2nd: E. Banks

Vote: All in Favor (5-0)

Documents Reviewed:

- *Determination Application;*
- *A Certified List of Abutters;*
- *Deed, Book: 23477/Page: 353;*
- *An Architectural plan entitled: "The Ellis Residence 82 Paradise Lane Sturbridge, MA" prepared by Trifone Design Associates, Inc. (103 Shore Road Sturbridge, MA 01566) dated 9/27/23, Sheets A-1 thru A-3;*
- *A Site Plan entitled "Site Plan for Glenn G. Ellis 82 Paradise Lane Sturbridge, MA" prepared by Jalbert Engineering, Inc. (54 Main Street Sturbridge, MA 01566) dated 6/29/23 Rev. #5, 11/14/23, DWG #: 22108;*
- *A document entitled: Determination – 82 Paradise Lane – Ellis DPW Conditions"*
- *Town Planner Report;*
- *Department memos*

Town Planner Update

The Board asked if J. Bubon could go over motions for Determinations. J. Bubon discussed what is needed for a Determination, refer to §300-15.2B (2). The language within the motion can state "as shown on plans and documents submitted" because all documents and plans have to be listed in the minutes via Open Meeting Law, but if you would like to state the specific documents in the motion you can do that as well. Special Permit Finding and granting was also discussed and J. Bubon stated that she could make the Board members a motion template if it would help.

J. Bubon stated that the next meeting would be December 20, 2023 and that there would be a joint meeting of the ZBA and the BOS on November 20th to appoint a new member taking over an elected position on the Board.

Wished the Board a Happy Thanksgiving.

Adjournment

Motion: To adjourn.

By: E. Banks

2nd: T. Welch

Vote: All in Favor (5-0)

The meeting adjourned at 7:34pm.

Minutes prepared by: Jeneé Lacy