

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, January 19, 2022
Virtual**

Present:

Elizabeth Banks
Michael Young
Margaret Cooney
Thomas Earls
Diane Trapasso
Fidelis Onwubueke
Jeneé Lacy, Administrative Assistant
Jean Bubon, Town Administrator



Absent:

David Zonia

Also Present:

Russell Gendreau, 108 Wallace Road

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

Approval of Minutes

December 15, 2021

Motion: To approve the minutes of December 15, 2022.

By: M. Cooney

2nd: M. Young

Vote: All in Favor (5-0) (F. Onwubueke absent for vote)

Determination – 108 Wallace Road – Russell & Denise Gendreau

The applicant is requesting a determination to install a new 12x30 shed, which will be placed on a stone base. E. Banks discussed the Department Head comments and Town Planner Report.

F. Onwubueke signed on at 6:35 PM.

T. Earls asked if the shed would be heated and insulated and have running water. R. Gendreau stated that it will eventually be heated and insulated but won't have running water.

T. Earls asked about the boundary dimensions from the property lines. J. Bubon stated that it is 42 feet to the closest point on the side property line, 123 feet from the rear property line, and 130 feet from the front property line.

M. Cooney asked what the use of the shed would be. R. Gendreau stated that it would be used as a workshop. M. Cooney specified that the stone foundation would need to be inspected by the Building Inspector.

Motion: To grant the Determination to Russell and Denise Gendreau for the property located at 108 Wallace Road to allow the installation of a new 12x30 shed placed on a stone base. The proposal does not intensify or create additional non-conformity and the owner may apply for a building permit according to the plans entitled "Proposed Septic System, Russell Gendreau 108 Wallace Road (repair)", dated August 14, 2002, prepared by Green Hill Engineering, project 2002-120 and the architectural design labeled Klotter Farm's Shed.

By: D. Trapasso

2nd: T. Earls

Vote: All in Favor (6-0)

Documents Reviewed:

- *Application for Determination;*
- *A Certified List of Abutters;*
- *Departmental Memos;*
- *Town Planner Report;*
- *Architectural plans entitled "Klotter Farm's Shed";*
- *A plan entitled "Proposed Septic System, Russell Gendreau 108 Wallace Road (repair)", dated August 14, 2002, prepared by Green Hill Engineering, project 2002-120.*

Town Planner Update

- Next meeting date: February 16, 2022.
- Discussed the mask mandate and that the next meeting will be located back in the Center Office Building in person.

Old/New Business

- None

Adjournment

Motion: To adjourn.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (6-0)

The meeting adjourned at 6:47 PM

Minutes prepared by: Jeneé Lacy