

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, October 19, 2022
Center Office Building**

Present:

Fidelis Onwubueke
Michael Young
Tom Welch
Elizabeth Banks
Marge Cooney
Jeneé Lacy, Administrative Assistant

Absent:

Diane Trapasso
David Zonia



Also Present:

Lenny Jalbert, Jalbert Engineering, Inc.

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

Approval of Minutes

August 17, 2022

Motion: To approve the minutes of August 17, 2022 as written.

By: M. Cooney

2nd: M. Young

Vote: All in Favor (5-0)

Determination - 242 & 242A Big Alum Road - Samuel & Cara Gilbert

E. Banks explained that the applicant is requesting a determination to allow the razing of one of the two structures on the property and the construction of an addition to create one single family home on the premises. She went over the Department Head comments and the Town Planner report.

Lenny Jalbert of Jalbert Engineering came before the Board and discussed details of the project proposed. He stated that the access to the property would be off of Roy Road and that the project has already been approved by the Conservation Commission.

M. Cooney wanted it stated for the record that this application was for 242 and 242A Big Alum Road.

F. Onwubueke asked if the building that was to be torn down was one story. L. Jalbert

confirmed. M. Cooney stated that the application shows 2 stories for the existing building and asked J. Jalbert to make the correction and initial the application. J. Lacy had L. Jalbert make the correction and initial the application.

Motion: To grant the Determination to Samuel H. and Cara M. Gilbert for property located at 242 and 242A Big Alum Road as requested to raze the existing home located at 242A Big Alum Road and to construct a new home to connect to the house on 242 Big Alum Road so as to create one home and to be constructed in the vicinity of the existing foundation. The existing detached garage and the two sheds will remain unaltered, the driveway to remain on Roy Road. As seen on the site plan, entitled "Site Plan for Samuel H. Gilbert 242 & 242A Big Alum Road", dated 7-21-22, Rev. 1: 8-9-22, Rev 2: 8-18-22, Rev. 3: 9-1-22. Prepared by Jalbert Engineering, Inc. 54 Main Street Sturbridge, Massachusetts 01566 and Architectural Plan set, A-1 thru A4, entitled: "Proposed Residence for the Gilbert Residence, 242 Big Alum Road Fiskdale, Massachusetts" dated 7-21-22. Prepared by Kemper Associates Architects, LLC, 790 Farmington Ave. #2, Farmington, CT 06032. The proposal does not intensify or create any additional non-conformities, approval is granted provided that all permits deemed necessary by various departments, boards, etc. be adhered to and in compliance prior to any construction.

By: M. Cooney

2nd: F. Onwubueke

Vote: All in Favor (5-0)

Documents Reviewed:

- *Determination Application;*
- *A Plan entitled "Plan of Land in Sturbridge, Massachusetts Surveyed for Joseph A. Veneziano, Dianne E. Veneziano" dated June 5, 1989. Prepared by: Para Land Surveying, Incorporated Southbridge, Massachusetts;*
- *Certified Abutters List;*
- *Certification of Taxes Paid;*
- *A Plan set, A-1 thru A4, entitled: "Proposed Residence for the Gilbert Residence, 242 Big Alum Road Fiskdale, Massachusetts" dated 7-21-22. Prepared by Kemper Associates Architects, LLC, 790 Farmington Ave. #2, Farmington, CT 06032;*
- *Site Plan entitled, "Site Plan for Samuel H. Gilbert 242 & 242A Big Alum Road", dated 7-21-22, Rev. 1: 8-9-22, Rev 2: 8-18-22, Rev. 3: 9-1-22. Prepared by Jalbert Engineering, Inc. 54 Main Street Sturbridge, Massachusetts 01566;*
- *Departmental Memos;*
- *Town Planner Report;*

Determination – 15 Cove Drive – Sean Bushe

E. Banks explained that the applicant is requesting a determination to allow the removal of the existing deck and gazebo on the property and replace them with a new deck and a new

screenroom under the existing sunroom. She went over the Department Head comments and the Town Planner report.

Lenny Jalbert of Jalbert Engineering came before the Board and discussed details of the project proposed. He stated that the property has conforming acreage and frontage but the lot coverage is non-conforming but the proposed project will decrease the lot coverage from 15.75% to 15.62%.

T. Welsh asked for clarification on where the property is located on Cove Drive. The location was discussed by L. Jalbert.

Motion: To grant the Determination to Sean Bushe at property located at 15 Cove Drive as requested to raze the existing deck and gazebo and rebuild a new smaller deck, additionally to excavate under the existing deck and sun porch to the basement floor grade and then construct a patio enclosure the area under the sun room creating a screenroom and the area under an existing deck and patio will have an impervious surface and for power line to be run underground as shown on plan 22027 dated 7-26-22, prepared by Jalbert Engineering, Inc. 54 Main Street, Sturbridge, Ma 01566. The proposal does not intensify or create any additional non-conformities, approval is granted provided that all permits deemed necessary by various departments, boards, etc. be adhered to and in compliance prior to any construction.

By: M. Cooney

2nd: F. Onwubueke

Vote: All in Favor (5-0)

M. Cooney realized that the additional language of “The proposal does not intensify or create any additional non-conformities, approval is granted provided that all permits deemed necessary by various departments, boards, etc. be adhered to and in compliance prior to any construction.” was left out of the motion for the first filing and asked the Board if they were okay if that language being entered into the record for the 242 Big Alum Road motion. The Board agreed.

Documents Reviewed:

- *Determination Application;*
- *Certified Abutters List;*
- *Certification of Taxes Paid;*
- *Existing Conditions Photos;*
- *Certified Plot for 15 Cove Drive, Sturbridge, MA 01566, prepared by Hub Survey Associates, Inc., 10 Phelps Place, West Boylston, MA 01583. Dated September 17, 2020;*
- *Site Plan entitled, “Proposed Site Plan, Prepared for Sean D. Bushe 15 Cove Drive Sturbridge, MA 01566”. Prepared by Jalbert Engineering, Inc. 54 Main Street, Sturbridge, MA 01566, dated 7-26-22;*
- *Departmental Memos;*
- *Town Planner Report;*

Old/New Business

- M. Cooney asked if any appeals had been filed with the courts for the Variance that was approved at the last meeting. It was stated that no appeals were officially made.

Adjournment

Motion: To adjourn.

By: M. Young

2nd: F. Onwubueke

Vote: All in Favor (5-0)

The meeting adjourned at 7:00 PM

Minutes prepared by: Jeneé Lacy