

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, February 21, 2024
Center Office Building**

Present:

Diane Trapasso
Joshua Cole
Tom Welch
Maryann Thorpe
Fidelis Onwubueke
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant



Absent:

Elizabeth Banks
Marge Cooney

Also Present:

Robert Duff – McClure Engineering
Rebecca Celuzza – 125 Mashapaug Road
Charlie Blanchard – 26 Farquhar Road
Mary Blanchard – 26 Farquhar Road

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

The ZBA introduced themselves.

Approval of Minutes

January 17, 2024

Motion: To approve the minutes of January 17, 2024

By: T. Welch

2nd: M. Thrope

Vote: 4-0-1 (F. Onwubueke Abstained)

Special Permit – 125 Mashapaug Road – Stephen & Rebecca Celuzza

R. Duff and R. Celuzza came before the Board. F. Onwubueke read the legal notice that was posted in the Southbridge Evening News. D. Trapasso asked if the Planning Department had a copy of the abutters list since it wasn't in the Boards packets. J. Bubon stated that a copy is in the Planning Departments master file and also stated that the Planning Department is now sending out all of the abutter's notices in accordance with MGL.

R. Duff presented the proposed project to the Board, he stated that they were requesting a Special Permit to allow the construction of an 843 sq.ft. attached Accessory Dwelling Unit. He discussed Conservation Commission approval and septic system inspection approval.

D. Trapasso discussed the departmental memos received. J. Bubon discussed the site visit and gave an overview on the request, she stated that it meets requirements and there are no staff concerns and read the conditions of approval as follows:

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 including approval of the Board of Health for use of the Septic System and Well.
4. An as-built must be provided to the Planning Department.

Motion: To close the public hearing.

By: T. Welch

2nd: M. Thorpe

Vote: All in Favor (5-0)

Motion: To grant the Special Permit pursuant to Article XI §300-11.1-11.6 to Stephen and Rebecca Celuzza, for the property located at 125 Mashapaug Road to construct an 843 sq.ft. accessory dwelling unit according to all the plans and documentation submitted with conditions.

By: M. Thorpe

2nd: T. Welch

Vote: All in Favor (5-0)

Documents Reviewed:

- A document entitled: "Notarized Letter for Special Permit Application Mass DEP File #300-591 Stephen and Rebecca Celuzza 125 Mashapaug Road, Sturbridge, MA 01566", dated 1/17/24, prepared by Stephen and Rebecca Celuzza;
- Application for Special Permit;
- Filing fee;
- A Certified List of Abutters;
- Deed;
- A document entitled: "Special Permit Application Stephen and Rebecca Celuzza 125 Mashapaug Road, Sturbridge, MA 01566" dated 1/17/24, prepared by Robert P. Dull, P.E. - McClure Engineering (119 Worcester Road, Charlton, MA 01507);
- A plan entitled: "Building Permit Plot Plan Prepared for Stephen Celuzza 125 Mashapaug Road Sturbridge, Massachusetts" dated 1/16/24 revised 1/23/24, prepared by McClure Engineering (119 Worcester Road, Charlton, MA 01507);

- A plan entitled: "Celuzza Addition 125 Mashapaug Road Sturbridge, MA 01566", DWG: A-1.00, dated 9/18/23, prepared by A. Normandin Design, Architect (P.O. Box 536 Sturbridge, MA 01566);
- An untitled document dated 10/23/23, prepared by Stephanie Collins – Slim's & Berthaume Sewer Service (510 Stafford Street, Charlton, MA 015074);
- A plan entitled: "Subsurface Sewage Disposal System Design drawn for Stephen and Rebecca Celuzza located at 125 (Lot 3R) Mashapaug Road Sturbridge, Massachusetts", dated 3/18/04 revised through 12/1/04, prepared by Jalbert Engineering, Inc. (54 Main Street, Sturbridge, MA 01566);
- Town Planner Report;
- Departmental memos;
- Legal Notice;
- Abutters Affidavit dated 1/29/24;

Determination – 26 Farquhar Road – The Blanchard Family Trust, Charles Blanchard, Trustee

C. Blanchard came before the Board and stated that he had receive previous special permit approval from the ZBA for a 24'x28' garage but now that the builder has begun laying out the garage they have found that the garage will not be deep enough to accommodate the stairway for the upstairs storage area. The builder has recommended adding an additional 4' to the depth of the garage. C. Blanchard stated that he is requesting a Determination to allow the construction of a 28'x28' garage rather than 24'x28'. He also stated that this request doesn't change the non-conforming reasons for the original special permit.

Motion: To grant the Determination to The Blanchard Family Trust, for the property located at 26 Farquhar Road to add an additional 4' to the size of the previously approved garage to make it 28'x28' according to all the plans and documents submitted.

By: M. Thorpe

2nd: T. Welch

Vote: All in Favor (5-0)

Documents Reviewed:

- *Determination Application;*
- *A site plan entitled, "Special Permit Plan Proposed Garage #26 Farquhar Road" prepared by Sherman & Frydryk (3 Converse Street Suite 203 Palmer, MA 01069) dated 12/8/22 revised through 2/14/24;*
- *Town Planner Report;*
- *Department memos*

Request for Special Permit Extension – 26 Farquhar Road – Charles Blanchard

J. Bubon explained that there was a one-year condition on the special permit decision that was in error. She stated that the statute and the town bylaw have both changed to three-

year time limits for Special Permits a few years back. She asked that the Board grant a two-year extension of time for use of the special permit granted for 26 Farquhar Road with a new expiration date of February 15, 2026.

Motion: To grant a two-year extension to the special permit granted for 26 Farquhar Road with a new expiration date of February 15, 2026.

By: J. Cole

2nd: M. Thorpe

Vote: All in Favor (5-0)

Town Planner Update

J. Bubon stated that the next ZBA meeting will be March 20, 2024 and so far the only filing is for 5 Snell Street.

Old/New Business

None

Adjournment

Motion: To adjourn.

By: F. Onwubueke

2nd: T. Welch

Vote: All in Favor (5-0)

The meeting adjourned at 6:50PM.

Minutes prepared by: Jeneé Lacy