

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, March 16, 2022
Center Office Building**

Present:

Elizabeth Banks
Michael Young
Thomas Earls
Diane Trapasso
Fidelis Onwubueke
Jeneé Lacy, Administrative Assistant



Absent:

David Zonia
Margaret Cooney

Also Present:

Ron Valentine, B&V
Van Nguyen, 21 Whittemore Road
Taylor Atkinson, Maple Leaf Carpentry

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

Approval of Minutes

January 19, 2022

Motion: To approve the minutes of January 19, 2022.

By: D. Trapasso

2nd: T. Earls

Vote: All in Favor (5-0)

Determination – 21 Whittemore Road – V&J, LLC

The applicant is requesting a determination to demo 2nd floor of existing residence, reconstruct 2nd floor and install new roof. Demo 1st floor and reconstruct 1st floor and refurbish front and rear decks, within existing footprint.

E. Banks discussed the Town Planner report and department comments. V. Nguyen discussed the renovation plan. F. Onwubueke asked if they would start reno with the 2nd floor. R. Valentine stated that they would demo the first floor and then add the second floor. T. Earls asked if they had any plans for the basement. R. Valentine stated that they would make sure the basement is in good condition and address any foundation issues that may be present.

Motion: To grant the Determination to V & J, LLC for the property located at 21 Whittemore Road to allow the demolition of the second floor and roof and to reconstruct the second floor with three bedrooms and a full bath, front and rear decks will also be rebuilt and the first floor renovated. The proposal does not intensify or create additional non-conformities and the owner may apply for a building permit according to the plans entitled V&J, LLC, 21 Whittemore Street Sturbridge, Massachusetts prepared by B & R Survey, Inc. dated February 15, 2022, project number 22-023. And the Architectural Plan entitled May Plans Company, LLC.

By: D. Trapasso

2nd: F. Onwubueke

Vote: All in Favor (5-0)

Documents Reviewed:

- Application for Determination;
- Departmental Memos;
- Town Planner Report;
- Existing Conditions Photos;
- Architectural plans entitled "My Plans Company, LLC";
- A plan entitled "Proposed Building Plan Prepared for V&J, LLC 21 Whittemore Street Sturbridge, Massachusetts" Prepared by B&R Survey, INC. (100 Grove Street, Worcester, MA 01605), Date: February 15, 2022, project number 22-023.

Determination – 43 Abrams Drive – Brian Juliano

The applicant is requesting a determination to add a 10'x12' deck off of the second story of the existing garage. E. Banks discussed the Town Planner report and department comments. T. Earls asked if the garage was going to include living space. T. Atkinson stated that it was just used for storage.

Motion: To grant the Determination to Brian Juliano for the property located at 43 Abrams Drive to allow the construction of a 10'x12' deck off of the existing garage. The proposal does not intensify or create additional non-conformities and the owner may apply for a building permit according to the plans entitled "Proposed Site Plan Prepared for Brian Juliano 43 Abrams Drive Sturbridge, MA" Prepared by Jalbert Engineering, Inc. Plan date: 3/27/15, dwg number: 15037 and Architectural Plan entitled "43 Abrams Road" Prepared by C.L.N. Design, dated 1/13/22, project number: 003.

By: D. Trapasso

2nd: T. Earls

Vote: All in Favor (5-0)

Documents Reviewed:

- Application for Determination;
- Departmental Memos;
- Town Planner Report;
- Existing Conditions Photos;

- *Lot Coverage Calculator;*
- *Architectural plans entitled "43 Abrams Road" Prepared by C.L.N. Design, dated 1/13/22, project number: 003;*
- *A plan entitled "Proposed Site Plan Prepared for Brian Juliano 43 Abrams Drive Sturbridge, MA" Prepared by Jalbert Engineering, Inc. Plan date: 3/27/15, dwg number: 15037*

Old/New Business

- E. Banks stated that this would be Tom Earls last meeting with the ZBA and thanked him for his service to the Board.
- F. Onwubueke stated that he would not be present at the April 20th meeting.

Adjournment

Motion: To adjourn.

By: M. Young

2nd: T. Earls

Vote: All in Favor (5-0)

The meeting adjourned at 6:48 PM

Minutes prepared by: Jeneé Lacy