

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, April 20, 2022
Center Office Building**



Present:

Elizabeth Banks
Michael Young
Tom Welch
Diane Trapasso
David Zonia
Margaret Cooney
Jeneé Lacy, Administrative Assistant

Absent:

Fidelis Onwubueke

Also Present:

Rachel Galasso, 182 Chapel St, Leicester
Deidre Galasso, 18 Camp Road
Ronald DeSantis CBO/LCS, 40 Harwood St, Oxford
Lenny Jalbert, Jalbert Engineering
Brian Baez, 54 Westwood Drive

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

Approval of Minutes

March 16, 2022

Motion: To approve the minutes of March 16, 2022 as written.

By: D. Trapasso

2nd: M. Young

Vote: 3-0-3 (M. Cooney, D. Zonia & T. Welch - Abstained)

Determination - 54 Westwood Drive - Brian Baez

The applicant is requesting a determination to install a 21 Ft. above ground pool. Brian Baez came before the Board, E. Banks discussed the Town Planner report and department head reports, she stated that lot coverage will only be at 4.32% and there wouldn't be any new non-conformities but the lot does lack the required frontage which is why a determination is necessary. E. Banks asked if the 86 foot setback written on the application meant that the pool was going to be 86 feet from the road. B. Baez stated that was correct. There were no other questions or comments from the Board.

Motion: To grant the Determination to Brian Baez for the property located at 54 Westwood Drive to allow for the installation of a 21 foot above ground pool on a lot with less than the required frontage. The proposal does not intensify or create additional non-conformities and the owner may apply for a building permit for the described activities as shown on the plans entitled "Mortgage inspection plan, Brian Baez 54 Westwood Drive", prepared by Reney, Moran & Tivnan, job number 06-1324-20.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (6-0)

Documents Reviewed:

- Application for Determination;
- Departmental Memos;
- Town Planner Report;
- A plan entitled "Mortgage Inspection Plan Brian Baez, 54 Westwood Drive, Sturbridge, MA", prepared by Reney, Moran, & Tivnan, Registered Land Surveyors (75 Hammond Street – Floor 2, Worcester, MA 01610) dated: 6/25/2020, job number: 06-1324-20, with drawn pool and dimensions added.

Special Permit – 18 Camp Road – Rachel & Robert Galasso

The applicant is requesting a Special Permit for the construction of a 1,472 sq.ft. accessory dwelling unit at 18 Camp Road. D. Trapasso read the legal notice that was posted in the Southbridge Evening News. Rachel Galasso, Diedre Galasso and Ron DeSantis came before the Board to answer any questions they may have. E. Banks discussed the Town Planner Report and the Department Head comments. R. DeSantis presented the project to the Board, stating that the accessory dwelling unit was going to be 1,472 sq.ft. of living area and would have 1,036 sq.ft. less than the existing single family dwelling. R. DeSantis also discussed the floor plan, the consistency of the design to match the existing house, and how the accessory dwelling unit complies with Sturbridge bylaw.

M. Cooney asked for clarification of how large the garage was. The applicant stated that it is 5 stalls.

E. Banks asked about a dilapidated structure that was part of a different lot in the middle of the applicant's lot. The applicant stated that that structure was not owned by them.

M. Cooney asked if the applicant had spoken to the Health Department in regards to the septic system and adding more bedrooms. R. DeSantis stated that he spoke with Ken Lacey, the Health Agent, and gave the Health Department the Sanitation Letter that was required.

J. Lacy stated that she would speak with the Health Department to verify that there are no issues with the proposed project.

Motion: To close the public hearing.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (6-0)

There was discussion by the Board on whether or not a finding was necessary for an accessory dwelling unit special permit, it was decided it was, but clarification would be gathered from the Town Planner for future Special Permits of this nature.

Motion: To find that the proposal by the applicant Rachel & Robert Galasso for the property located at 18 Camp Road pursuant to Article XI §300-11.1 – 11.6 of the Zoning Bylaw, Special Permit for an Accessory Dwelling Unit, to construct a 1,472 sq.ft. accessory dwelling unit at 18 Camp Road, adheres to the bylaw.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (6-0)

Motion: To grant the Special permit pursuant to Article XI §300-11.1 – 11.6 of the Zoning Bylaw, Special Permit for an Accessory Dwelling Unit, to Rachel & Robert Galasso, to construct a 1,472 square foot accessory dwelling unit at 18 Camp Road, according to the plans entitled: “Plot Plan of Map 2314, Lot 18 Prepared for Deidre & Shaun Galasso 18 Camp Road Town of Sturbridge Worcester County Commonwealth of Massachusetts” Prepared by Levesque Geomatics, Inc. – 43 Glendale Road Sturbridge, MA 01518; Dated: February 16, 2022; Project #: GAL-001, and A plan entitled “Proposed Elevation Plans – Accessory Dwelling Unit Addition 18 Camp Road Sturbridge, MA 01518” Pages 01-02; Prepared by SWH Consulting, Stephen W. Hart – 101Osceola Ave, Worcester, MA 01606; Dated: March 7, 2022. With the following conditions:

- **All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals;**
- **All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to;**
- **All other necessary permits must be obtained prior to the start of construction;**
- **An as-built must be provided to the Planning Department.**

By: D. Trapasso

2nd: M. Young

Vote: All in Favor (6-0)

Documents Reviewed:

- *Narrative & Application for Special Permit;*
- *A Certified List of Abutters;*
- *Letter to the BOH Re: Addition for 18 Camp Road, Sturbridge, MA 01566;*
- *Owners Attestation dated March 10, 2022;*
- *Owner Representative Stats;*
- *A plan entitled “Proposed Elevation Plans – Accessory Dwelling Unit Addition 18 Camp Road Sturbridge, MA 01518” Pages 01-02; Prepared by SWH Consulting, Stephen W. Hart – 101Osceola Ave, Worcester, MA 01606; Dated: March 7, 2022.*

- *A plan entitled "Plot Plan of Map 2314, Lot 18 Prepared for Deidre & Shaun Galasso 18 Camp Road Town of Sturbridge Worcester County Commonwealth of Massachusetts" Prepared by Levesque Geomatics, Inc. – 43 Glendale Road Sturbridge, MA 01518; Dated: February 16, 2022; Project #: GAL-001.*

Special Permit – 290 Clarke Road Extension – Steven & Meagan Tardanico

The applicant is requesting a special permit for the construction of an accessory dwelling unit above the garage and the addition of a set of stairs to access the second floor of the garage resulting in an increase in overall lot coverage. Lenny Jalbert, representing the applicants came before the Board. D. Trapasso read the legal notice that was posted in the Southbridge Even News. E. Banks discussed the Town Planner Report and the Department Head comments. L. Jalbert presented the project to the Board, he also stated that they were presenting the project to the Conservation Commission the following night. E. Banks stated that there is a shed on the property that looks like it is more on the neighbor's property but encroaching on both. L. Jalbert stated that the shed was there when the applicants moved into the house and they are not sure who the shed belongs to. D. Zonia asked if there were a set of stairs on the inside of the garage as well as the outside. L. Jalbert stated that was correct.

Motion: To close the public hearing.

By: M. Cooney

2nd: D. Trapasso

Vote: All in Favor (6-0)

Motion: To find that the proposal by the applicant Steven & Meagan Tardanico for the property located at 290 Clarke Road Extension pursuant to Article XI §300-11.1 – 11.6 of the Zoning Bylaw, Special Permit for an Accessory Dwelling Unit, to construct an accessory dwelling unit above the garage, adheres to the bylaw; and to find that the proposal for the addition of a set of stairs to access the second floor of the garage, pursuant to Article XV §300-15.2 (A-E) and Article XVIII §300-18.2 (2), will not be more detrimental to the neighborhood.

By: D. Trapasso

2nd: D. Zonia

Vote: All in Favor (6-0)

Motion: To grant the Special Permit pursuant to Article XI §300-11.1 – 11.6 of the Zoning Bylaw, Special Permit for an Accessory Dwelling Unit, to Steven & Meagan Tardanico, to construct an accessory dwelling unit above the garage at 290 Clarke Road Extension, according to the plans entitled "Tardanico Renovation 290 Clarke Road Extension, Fiskdale, MA" Prepared by A. Normandin Design – 15 Wells Park Road Sturbridge, MA 01566, DWG: A-1.00, Dated 2-2-22; and a plan entitled "Proposed Site Plan Steven M. and Meaghan E. Tardanico 290 Clarke Road Extension, Sturbridge, Massachusetts" Prepared by Jalbert Engineering, Inc. – 54 Main Street Sturbridge, MA 01566, DWG: 21150m dated: 2-8-22; and to grant the Special Permit pursuant to

Article XV §300-15.2 (A-E) and Article XVIII §300-18.2 (2), for the addition of a set of stairs to access the second floor of the garage. With the following conditions:

- All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals;
- All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to;
- All other necessary permits must be obtained prior to the start of construction;
- An as-built must be provided to the Planning Department.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (6-0)

Documents Reviewed:

- Narrative & Application for Special Permit;
- A Certified List of Abutters;
- Taxes Paid Sign off;
- GIS Maps of Property;
- A plan entitled "Tardanico Renovation 290 Clarke Road Extension Fiskdale, MA" Prepared by A. Normandin Design – 15 Wells Park Road Sturbridge, MA 01566, DWG: A-1.00, Dated: 2-2-22;
- A plan entitled "Proposed Site Plan Steven M. And Meaghan E. Tardanico 290 Clarke Road Extension, Sturbridge, Massachusetts" Prepared by Jalbert Engineering, Inc. – 54 Main Street Sturbridge, MA 01566, DWG: 21150, dated: 2-8-22.

Old/New Business

M. Cooney asked J. Lacy if she could get clarification from Jean Bubon about the Accessory Dwelling Unit bylaw procedure.

Next Meeting Dates:

- May 18th
- June 15th

T. Welch stated that he would not be able to attend the May 18th meeting.

Adjournment

Motion: To adjourn.

By: M. Cooney

2nd: D. Trapasso

Vote: All in Favor (6-0)

The meeting adjourned at 7:30 PM

Minutes prepared by: Jeneé Lacy