

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, May 18, 2022
Center Office Building**

Present:

Elizabeth Banks
Diane Trapasso
David Zonia
Margaret Cooney
Fidelis Onwubueke
Jeneé Lacy, Administrative Assistant

Absent:

Tom Welch
Michael Young

Also Present:

Mike Antanavica, Antanavica Construction
Bill Brunell, 44 Camp Road
Anthony Scarnici, 112 Cedar Street
Matt St. Laurent, NBM Realty, LLC

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

Approval of Minutes

April 20, 2022

Motion: To approve the minutes of April 20, 2022 as amended.

By: M. Cooney

2nd: D. Zonia

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

Determination - 44 Camp Road - Paula Brunell

Mike Antanavica of Antanavica Construction and Bill Brunell of 44 Camp Road came before the Board. E. Banks discussed the Town Planner report and department head reports, there was discussion in regards to the frontage of the property of 10', and where the frontage is located. B. Brunell presented to the Board stating that they were requesting a determination for a 32' x 24' addition to the existing house.

Motion: To grant the Determination to Paula Brunell for the property located at 44 Camp Road to allow for the construction of an addition to the existing single family home 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 plan titled, "Plot Plan Prepared for William Brunell" Prepared by Levesque Geomatics, Inc. Plan Date: June 14, 2019, Job No. WB01-011, and architectural plan titled "Brunell Residence" prepared by Wadsworth & Associates Architects, plan date 7-10-2021, Job No. 2100149.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (5-0)

Documents Reviewed:

- Application for Determination;
- Departmental Memos;
- Town Planner Report;
- A plan entitled "Plot Plan of Map 2313, Lots 28A & 44 Prepared for William Brunell 44 Camp Road" prepared by Levesque Geomatics, Inc. (43 Glendale Road, Sturbridge, MA 01518) dated: June 14, 2019, Job No: WB01-011;
- A architectural plan titled "Brunell Residence" prepared by Wadsworth & Associates Architects, plan date 7-10-2021, Job No. 2100149.

Determination Amendment - 112 Cedar Street - Anthony Scarnici

Anthony Scarnici came before the Board and stated that he was requesting an amendment to a previously approved determination to add a 6' x 24' second floor balcony 10' above the rear deck. The Board didn't have any issues with the request.

Motion: To grant the Determination Amendment to Anthony Scarnici at 112 Cedar Street to add an 6' x 24' second floor balcony 10' above rear deck, in order to bring the project into compliance with the Building Permit.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (5-0)

Documents Reviewed:

- Application for Determination;
- Departmental Memos;
- Town Planner Report;
- Architectural Renderings.

NBM Realty, LLC - Five Leaves Comprehensive Permit Extension Request

Matt St. Laurent of NBM Realty, LLC, came before the Board and stated he was requesting an extension of the comprehensive permit granted on June 9, 2018, to June 9, 2023. He stated that in 6 to 8 months they should have new site plans and renderings of reduced plan. They are planning on going from 97 units to 36 units, the front building will have 8

units, the middle, existing building, will have 12 and the rear building will have 16.
M. Cooney asked if the 3 apartment buildings that are currently existing will remain there.
M. St. Laurent confirmed that they would stay.
E. Banks asked if the applicant would need to come before the ZBA with their new plan.
J. Lacy stated that they would.
F. Onwubueke asked how many units would have affordable rents.
M. St. Laurent stated that 25% would be affordable, which would be 9 units.
M. Cooney stated that under the original agreement, people who were renting at the time the 40B was approved, would be afforded the same rent they were currently paying if they choose to move into new units with the same amount of bedrooms as they currently have, and asked if that was still the case.
M. St. Laurent stated that it was.
M. Cooney asked if they will still have the 24/7 manager on site.
M. St. Laurent stated that they would.

Motion: To grant the extension to NBM Realty, LLC, Five Leaves, to June 9, 2023 as requested.

By: M. Cooney

2nd: D. Trapasso

Vote: All in Favor (5-0)

Documents Reviewed:

- *Request for Extension Letter to the ZBA from NBM Realty, LLC*

Old/New Business

Next Meeting Dates:

- June 15th
- July 20th

Adjournment

Motion: To adjourn.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (6-0)

The meeting adjourned at 6:55 PM

Minutes prepared by: Jeneé Lacy