

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, June 15, 2022
Center Office Building**

Present:

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

Absent:

Michael Young



Also Present:

Nathan Messier, NM Construction
Ron Valentine, V&J, LLC

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

Approval of Minutes

May 18, 2022

Motion: To approve the minutes of May 18, 2022 as amended.

By: D. Trapasso

2nd: F. Onwubueke

Vote: 5-0-1 (T. Welch - Abstained)

Determination - 131 Shore Road - Susan & Douglas Purves

The applicant is requesting a determination to construct a second floor on an existing dwelling. N. Messier came before the Board and presented the project. M. Cooney asked that the applicant make corrections on the application in regards to the mean height measurements on the application chart. E. Banks asked if the second story was also going above the garage, N. Messier stated that it was not.

Motion: To grant the Determination to Susan and Douglas Purves for the property located at 131 Shore Road to allow for the construction of a second floor on an existing dwelling. The lot is non-conforming in regards to the setbacks and coverage, the proposal does not intensify or create any additional non-conformities and the owner may apply for a building permit for the described activities as shown on the plan

entitled "Plot Plan of Map 21E14, Lot 131, Prepared for Douglas G. & Susan B. Purves" dated May 2nd 2022, Job Number NM03-001, prepared by Levesque Geomatics, Inc. and Architectural Plans entitled, "Purves Residence" prepared by Stephen Fleshman Architect LLC, Number 18-031, dated 7/27/18, action B 8/31/18, action C 2/2/22.

By: D. Trapasso

2nd: F. Onwubueke

Vote: All in Favor (6-0)

Documents Reviewed:

- Application for Determination;
- Departmental Memos;
- Town Planner Report;
- A plan entitled "Plot Plan of Map 21E14, Lot 131, Prepared for Douglas G. & Susan B. Purves, 131 Shore Road" Prepared by Levesque Geomatics, Inc. (43 Glendale Rd, Sturbridge, MA 01518), dated May 2, 2022, Job No. NM03-001;
- Architectural plans entitled "Purves Residence 131 Shore Road Sturbridge, Massachusetts" prepared by Stephen Fleshman Architect, LLC (99 Apple Road, Brimfield, MA 01010) dated 7/27/18, rev. 8/31/18, rev. 2/2/22, Plan number, 18-031, A1-A5;

Determination – 21 Whittemore Road – V&J, LLC

The applicant is requesting a determination to demolish an existing dwelling and construction a new house. E. Banks discussed the Town Planner Report and the Department Head Memos. It was clarified that the Historic Committee had given the Okay for the demolition of the existing house. R. Valentine came before the Board and stated that the original architectural plans that he had submitted had changed because it was determined by the client that it would be too expensive so new plans have been submitted to the Board. He discussed the new house plans, which would be built within the existing foot print and a bit smaller.

Motion: To grant the determination to V&J, LLC for the property located at 21 Whittemore Road to allow the demolition of the existing home and construction of a new single family home on the 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 show on plan entitled "Proposed Building Plan" Prepared for V&J, LLC, prepared by B&R Survey, Inc. Plan date June 15, 2022, project number 22-023. And architectural prepared by The Drawing Board, Inc. dated June 15, 2022, plan number SP-03.

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 "Proposed Building Plan, Prepared for V&J, LLC" Prepared by B&R Survey, Inc. (100 Grove Street Worcester, MA 01605), dated June 15, 2022, Job No. 22-023;*
- *Architectural plans, prepared by The Drawing Board, Inc. (115 Wood Street Jefferson, MA), dated June 15, 2022, plan number SP-03.*

Updated Determination Application Form

J. Lacy presented an updated Determination Application form and asked the Board if they would accept it for use.

Motion: To accept the new application form for Determinations.

By: M. Cooney

2nd: D. Trapasso

Vote: All in Favor (6-0)

CHAPA – Annual Status Update Chapter 40B Developments

The Board discussed the CHAPA update.

Old/New Business

M. Cooney discussed requesting reappointment to the ZBA.

D. Zonia gave a public services announcement regarding the Rotary Club's 50th Anniversary on June 29th at the Publick House.

Adjournment

Motion: To adjourn.

By: D. Trapasso

2nd: T. Welsh

Vote: All in Favor (6-0)

The meeting adjourned at 7:02 PM

Minutes prepared by: Jeneé Lacy