



TOWN OF STURBRIDGE

Zoning Board of Appeals

**SPECIAL PERMIT DECISION/DETAILED RECORD
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF STURBRIDGE
April 20, 2022**

File # ZB-2022-000004

The members of the Permit Granting Authority hereby certify that the following is a detailed record of all the Board's proceedings regarding the petition of Steven & Meagan Tardanico regarding property located at 290 Clarke Road Extension which is the property affected by this Special Permit request.

The application to the Board is dated March 16, 2022 and was received by the Board and the Town Clerk on March 22, 2022. The applicant proposes 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.

The application requests a Special Permit from Article XI §300-11.1 – 11.6, Article XV §300-15.2 (A-E) and Article XVIII §300-18.2 (2) of the Zoning Bylaw.

A notice of the public hearing on this Special Permit was:

1. Published in the Southbridge Evening News, a newspaper of general circulation in the Town of Sturbridge on March 31, 2022 & April 7, 2022;
2. Posted in a conspicuous place in the town hall at least fourteen days before the hearing was held on April 20, 2022, and;
3. Mailed, (certificate of mailing), at least fourteen days before the hearing to the petitioner, abutters to the property in question, owners of land directly opposite from the property in question on any private or public street or way, abutters to abutters whose property is located within three hundred feet of the property line of the property in question, the Planning Board of the Town of Sturbridge and the Planning Board of abutting cities and towns including the Towns of Brimfield, Brookfield, Charlton, East Brookfield, Holland, Southbridge, and Union. The notice was mailed to the names of persons and at the addresses as provided by the most recent tax list kept by the Town Assessors, with the Assessors certifying such names and addresses.

The applicant submitted the following documents:

1. Narrative & Application for Special Permit;
2. Filing fee;
3. A Certified List of Abutters;
4. Taxes Paid Sign off;
5. Deed;
6. GIS Maps of Property;
7. 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;

8. 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.

The Public Hearing on this application was held on April 20, 2022 at 6:35 PM.
The following regular members of the Board present were: Diane Trapasso, Liz Banks, Michael Young, David Zonia, Marge Cooney and Tom Welch.

At the close of the Public Hearing on April 20, 2022, a motion was made by Ms. Trapasso, seconded by Mr. Zonia and voted 6-0 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.

Second, a motion was made by Ms. Trapasso and seconded by Ms. Cooney and voted 6-0, 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: 21150, 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.

The following members were present and voting as follows with respect to the requested Special Permit:

Member Diane Trapasso voting to grant the special permit requested.

Member Liz Banks voting to grant the special permit requested.

Member David Zonia voting to grant the special permit requested.

Member Michael Young voting to grant the special permit requested.

Member Tom Welch voting to grant the special permit requested.

Member Marge Cooney voting to grant the special permit requested.

Copies of this decision have been filed with the Zoning Board of Appeals Office, the Town Clerk's Office and the Office of the Planning Board as required by M.G.L. Ch. 40A, § 11.

Any appeal of this decision of the Zoning Board of Appeals must be made to a court of competent jurisdiction within twenty days from the date this decision was filed with the Sturbridge Town Clerk, pursuant to Section 17, Chapter 40A of the general laws of the Commonwealth of Massachusetts as amended.

If the rights authorized by this Special Permit are not exercised within one (1) year of the date of grant, such Special Permit shall lapse; provided however, that the permit granting authority in its discretion and upon written application by the grantee of such rights may extend the time for exercise of such rights for a period not to exceed one year; and provided further that the application for such extension is filed with such permit granting authority prior to the expiration of the one year period. Otherwise such rights may only be re-established after a new notice and public hearing in accordance with the provisions of Section 9, Chapter 40A of the general laws of the Commonwealth of Massachusetts as amended.


Elizabeth Banks, Chair
Zoning Board of Appeals

Copy to:
Applicant
Town Clerk
Building Inspector

OFFICE OF THE TOWN CLERK