



TOWN OF STURBRIDGE

Zoning Board of Appeals

SPECIAL PERMIT DECISION/DETAILED RECORD

**THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF STURBRIDGE
March 30, 2018**

File # 2017-3SP

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 Peter G. & Josephine M. Vogliazzo, regarding property owned by them at 300 Clarke Road Ext., Sturbridge, MA 01566, which is the property affected by this Special Permit request.

The application to the Board is dated February 19, 2018 and was received by the Board and the Town Clerk on February 21, 2018. The application requests a Special Permit pursuant to Chapter 20, Section 20.05 of the Zoning Bylaw to change in non-conforming use and structure. The applicant is proposing an 8' X 12' addition to the existing home per the plan submitted dated February 8, 2018.

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 1 and March 8, 2018;
2. Posted in a conspicuous place in the town hall at least fourteen days before the hearing was held on March 21st and continued until March 26th due to a weather related event, and;
3. Mailed on March 1, 2018 postage prepaid, 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:

- Application for Special Permit;
- Filing fee;
- A Certified List of Abutters;

- Natural Heritage Data and National Flood Insurance Program Maps
- Plan entitled “Proposed Site Plan for Peter Vogliazzo 300 Clarke Road Ext Sturbridge, MA” prepared by Jalbert Engineering. Plan Date 2/8/18. Drawing Number 18021.

The Public Hearing on this application was held on March 26, 2018 at 6:35 PM at the Center Office Building, 301 Main Street; there were no abutters to speak in favor or against the Special Permit requested. The following regular members of the Board were present: Elizabeth Banks, Kevin Kelley, Thomas Earls, Fidelis Onwubueke, Maryann Thorpe and Michael Young.

At the close of the Hearing on March 26, 2018, a motion was made by Mr. Earls seconded by Ms. Banks and voted 5-0 in the matter of the request for Special Permit by Peter O. Vogliazzo of Longmeadow at the property located at 300 Clarke Road Extension, to add an 8’x12’ addition to the house according to the plan by Jalbert Engineering dated 2/8/18, Drawing Number 18021, the Board finds that in accordance with the Town Zoning Bylaw section 20.05 the addition will not be more detrimental to the neighborhood.

Second a motion was made by Mr. Earls, seconded by Mr. Young and voted 5-0 in view of the finding, to grant a Special Permit to Peter O. Vogliazzo for construction of a 8’x12’ addition onto an existing dwelling as presented in the plan “Proposed Site Plan for Peter Vogliazzo 300 Clarke Road Ext Sturbridge, MA” by Jalbert Engineering dated 2/8/18 in accordance with Town Zoning Bylaw 24.09 A-E with regard to health, safety and conservation. Project will subject to all requests and appropriate permits by Town Boards and Departments.

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

- Member Elizabeth Banks voting to grant the Special Permit requested.
- Member Kevin Kelley voting to grant the Special Permit requested.
- Member Thomas Earls voting to grant the Special Permit requested.
- Member Fidelis Onwubueke voting to grant the Special Permit requested.
- Member Michael Young 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.

Kevin Kelley, Clerk/Vice Chair
Zoning Board of Appeals

Copy to:
Applicant
Town Clerk
Building Inspector
File

OFFICE OF THE TOWN CLERK
CERTIFICATION OF NO APPEAL

2018-3SP
Peter G. & Josephine M. Vogliazzo
300 Clarke Road Ext

I, Lynne Girouard, Town Clerk for the Town of Sturbridge, hereby certify that twenty (20) days have elapsed since the filing with my office of the above decision on March 30, 2018 by the Zoning Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

Date

Town Clerk



WORCESTER COUNTY REGISTRY OF DEEDS
RECORDING CERTIFICATION

Received _____, 2018 at _____ o'clock and _____ minutes ____ .M. and entered with the Registrar of Deeds in the County of Worcester, Book _____ Page _____.

Attest: _____
Registrar of Deeds