



TOWN OF STURBRIDGE

Zoning Board of Appeals

SPECIAL PERMIT DECISION/DETAILED RECORD
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF STURBRIDGE
February 22, 2024

File # ZB-2024-000001

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 Stephen & Rebecca Celuzza regarding property located at **125 Mashapaug Road, Sturbridge, MA 01566 (Book 28687 Page 098)** which is the property affected by this Special Permit request.

The application to the Board is dated January 16, 2024 and was received by the Board and the Town Clerk on January 23, 2024. The applicant proposes to construct a 843 sq.ft. attached Accessory Dwelling Unit on the property at 125 Mashapaug Road as shown on the plans and documents provided. The application requests a Special Permit from Article XVIII §300-18.2 (2), Article XI §300-11.1-11.6 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 February 1, 2024 and February 8, 2024;
2. Posted in a conspicuous place in the town hall at least fourteen days before the hearing was held on February 21, 2024 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. A document entitled: "Notarized Letter for Special Permit Application Mass DEP File #300-591 Stephen and Rebecca Celuzza 125 Mashapaug Road, Sturbridge, MA 01566", dated 1/17/24, prepared by Stephen and Rebecca Celuzza;
2. Application for Special Permit;
3. Filing fee;
4. A Certified List of Abutters;
5. Deed;

6. A document entitled: "Special Permit Application Stephen and Rebecca Celuzza 125 Mashapaug Road, Sturbridge, MA 01566" dated 1/17/24, prepared by Robert P. Dull, P.E. – McClure Engineering (119 Worcester Road, Charlton, MA 01507);
7. A plan entitled: "Building Permit Plot Plan Prepared for Stephen Celuzza 125 Mashapaug Road Sturbridge, Massachusetts" dated 1/16/24 revised 1/23/24, prepared by McClure Engineering (119 Worcester Road, Charlton, MA 01507);
8. A plan entitled: "Celuzza Addition 125 Mashapaug Road Sturbridge, MA 01566", DWG: A-1.00, dated 9/18/23, prepared by A. Normandin Design, Architect (P.O. Box 536 Sturbridge, MA 01566);
9. An untitled document dated 10/23/23, prepared by Stephanie Collins – Slim's & Berthaume Sewer Service (510 Stafford Street, Charlton, MA 015074);
10. A plan entitled: "Subsurface Sewage Disposal System Design drawn for Stephen and Rebecca Celuzza located at 125 (Lot 3R) Mashapaug Road Sturbridge, Massachusetts", dated 3/18/04 revised through 12/1/04, prepared by Jalbert Engineering, Inc. (54 Main Street, Sturbridge, MA 01566);

Other Documents Received/Reviewed:

1. Town Planner report;
2. Departmental memos;
3. Legal Notice;
4. Abutters Affidavit dated 1/29/24;
5. Invoice for mailings;
6. Mailings fee;

After receipt of the application on January 23, 2024, the plan and application was forwarded to the following Departments review and comment:

- Heather Blakeley, DPW Director
- Shane Moody, Water/Sewer
- Rebecca Gendreau, Conservation Agent
- Lt. Jennifer Ashe, Fire Inspector
- Ken Lacey, Board of Health Agent
- Nelson Burlingame, Building Inspector/Zoning Enforcement Officer
- Jean Bubon, Town Planner

The Public Hearing on this application was opened on February 21, 2024 at 6:35 PM.

The following regular members of the Board present were: Diane Trapasso, Fidelis Onwubueke, Tom Welch, Maryann Thorpe and Josh Cole.

At the close of the Public Hearing on February 21, 2024, a motion was made by Ms. Thorpe, seconded by Mr. Welch and voted 5-0 to grant the Special Permit pursuant to Article XI §300-11.1-11.6 to Stephen and Rebecca Celuzza, for the property located at 125 Mashapaug Road to construct an 843 sq.ft. accessory dwelling unit according to all the plans and documentation submitted.

With the following conditions:

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals.

2. All State and Local Zoning Bylaws, building codes and regulations must be adhered to.
3. All other necessary permits must be obtained prior to the start of construction including approval of the Board of Health for use of the Septic System and Well.
4. 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 Fidelis Onwubueke voting to grant the special permit requested.

Member Maryann Thorpe voting to grant the special permit requested.


Member Tom Welch voting to grant the special permit requested.

Member Josh Cole 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 three (3) years 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.


Diane Trapasso, Chair
Zoning Board of Appeals

Copy to:
Applicant
Town Clerk
Building Inspector
File