

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, OCTOBER 12, 2016

Present: Elizabeth Banks
Margaret Cooney, Chair
Thomas Earls
Kevin Kelley, Clerk/Vice/Chair
Fidelis Onwubueke
Maryann Thorpe
Michael Young

Also Present: Jean M. Bubon, Town Planner

Ms. Cooney opened the meeting at 6:30 PM and read the agenda.

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: Made by Mr. Kelley to approve the amended draft minutes of September 21, 2016.

2nd: Ms. Thorpe

Discussion: None

Vote: 7 – 0

DETERMINATION – DALE MORSE IS REQUESTING A DETERMINATION FOR A 12'X26' ROOM ADDITION AND REPLACEMENT OF THE OUTSIDE DECK WITH A SHED. THE PROPERTY IS LOCATED AT 6 CEDAR LAKE DRIVE.

Materials presented:

Application for Determination – Dale Morse – received 9/21/2016

Notice of Intent Site Plan – Dale Morse – prepared by Morse Engineering & Construction Industries, LLC – plan date 2016.07.10 – project # MA287-E104 – revision date 9/30/2016

Architectural plans – Dale Morse – prepared by J.R. Associates Design Services – dated 5/20/2016

Ms. Cooney acknowledged the following department memos:

- Mr. Morse, DPW Director
- Lt. Marinelli, Fire Inspector
- Ms. Bubon, Town Planner
- Ms. Terry, Interim BOH Agent

Mr. Dale Morse, the property owner, stated that he is proposing to add a 12'w X 26'l room addition and outside deck replacement with a shed. He stated that he was issued a building permit on August 5th and thought he was all set. Then he was issued a cease & desist order from the Building Inspector because it was realized that his lot was a non-conforming lot. This is why he is before the Board and would like to be granted the Determination so he can continue with construction.

The Board had the following questions, concerns and comments:

- How many stories is the structure – Mr. D. Morse stated that it is one
- How did you arrive at lot coverage – Mr. D. Morse stated that Morse Engineering did the calculations
- Do you have approval from ConCom – Mr. D. Morse stated that a NOI was filed with ConCom – all construction activities will be performed in compliance with the plan

Mr. D. Morse initialed the application with the amended corrections.

Motion: Made by Ms. Banks to grant the Determination to Dale Morse for a 12'X26' room addition and replacement of the outside deck with a shed for the property located at 6 Cedar Lake Drive according to the plans; Notice of Intent Site Plan – Dale Morse – prepared by Morse Engineering & Construction Industries, LLC – plan date 2016.07.10 – project # MA287-E104 – revision date 9/30/2016 and Architectural plans – Dale Morse – prepared by J.R. Associates Design Services – dated 5/20/2016. The Determination does not intensify the existing or create additional non-conformities and the owner may apply for a building permit for the described activities. All necessary permits must be obtained prior to the start of construction

2nd: Mr. Onwubueke

Discussion: None

Vote: 7 – 0

DETERMINATION – DAVID DAIGNEAULT & PAUL BARTLETT ARE REQUESTING A DETERMINATION TO DEMOLISH THE OLD STRUCTURE AND REBUILD A 24'X40' GARAGE MOVING IT FORWARD 7' STILL WITHIN THE BUILDING ENVELOP. THE PROPERTY IS LOCATED AT 58 SHEPARD ROAD.

Materials presented:

Application for Determination – David Daignault & Paul Bartlett – received 9/23/2016

Tape Survey – Daignault, David P. – dated 7/19/1982

Plot Plan – David P. Daignault – 58 Shepard Road – prepared by Jalbert Engineering – plan date 9/29/2016 – DWG #16201

Architectural Drawings – David Daignault & Paul Bartlett- date 9/26/2016

Ms. Cooney acknowledged the following department memos:

- Ms. Terry, Interim BOH Agent
- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Mr. Burlingame, Building Commissioner

Mr. Cloutier, the contractor spoke on behalf of the applicant. Mr. Cloutier stated that he was issued a demo permit to remove the garage. Designed a new garage, Tudor style to match the house and started excavating when Mr. Burlingame contacted Mr. Cloutier stating that the lot is non-conforming. The property lacks 6" frontage, it does meet all the setbacks.

Mr. Cloutier stated that the tents were erected to store the materials that were in the old garage. Once the new garage is finished the tents will be removed. Coverage without the tents will be 13.09%.

Mr. Bartlett initialed the amended application related to lot coverage and setbacks.

The Board had the following questions, concerns and comments:

- Any plumbing – Mr. Cloutier stated one bay will have the washer and dryer
- Will it have electricity – Mr. Cloutier "yes"

Motion: Made by Ms. Banks to grant a Determination to David Daigneault & Paul Bartlett demolish the old structure and rebuild a 24'X40' garage moving it forward 7' still within the building envelope for the property located at 58 Shepard Road, according to the plans; Plot Plan – David P. Daigneault – 58 Shepard Road – prepared by Jalbert Engineering – plan date 9/29/2016 – DWG #16201 and as annotated related to coverage; Architectural Drawings – David Daigneault & Paul Bartlett- date 9/26/2016 and Tape Survey – Daigneault, David P. – dated 7/19/1982. The Determination does not intensify the existing or create additional non-conformities and the owner may apply for a building permit for the described activities. All necessary permits must be obtained prior to the start of construction.

2nd: Mr. Earls

Discussion: None

Vote: 7 – 0

ARLAND TOOL & MANUFACTURING REQUESTING AN EXTENSION OF TIME FOR THE VARIANCE THAT WAS ISSUED FOR HEIGHT ON JUNE 17, 2015.

Materials presented:

Letter from Ms. Baker – Arland Tool & Manufacturing – request an extension of time – dated 6/1/2016

Ms. Bubon read the letter form Ms. Baker, CFO Arland Tool & Manufacturing, Inc. requesting an extension of time the Variance.

Motion: Made by Mr. Earls to grant the extension of time for the Variance to Arland Tool & Manufacturing to April 12, 2017.

2nd: Ms. Banks

Discussion: None

Vote: 7 - 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

Speak to Mr. Burlingame regarding tents – sheds in the setbacks

NEXT MEETING

November 16, 2016

On a motion made by Mr. Young, seconded by Ms. Thorpe, and voted unanimously, the meeting adjourned at 7:30 PM.