

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
WEDNESDAY, JUNE 21, 2017

**Present:** Elizabeth Banks  
Margaret Cooney, Chair  
Thomas Earls  
Kevin Kelley, Clerk/Vice/Chair  
Fidelis Onwubueke

**Also Present:** Diane M. Trapasso, Administrator Assistant

**Absent:** Maryann Thorpe  
Michael Young

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 draft minutes of May 17, 2017.  
**2<sup>nd</sup>:** Mr. Earls  
**Discussion:** None  
**Vote:** 4– 0 - 1 (Ms. Banks)

**CONTINUATION OF THE PUBLIC HEARING – OTIS LAND MANAGEMENT, LLC IS REQUESTING A SPECIAL PERMIT FOR THE ALTERATION OF PRE-EXISTING NON-CONFORMING STRUCTURES TO ALLOW THE REPLACEMENT OF 7 EXISTING MOBILE HOMES AND THE INSTALLATION OF AN 8<sup>TH</sup> MOBILE HOME ON THE VACANT MOBILE HOME SITE. THE PROPERTY LOCATION IS 8 BIRCH STREET.**

**Materials presented:**

Application for Special Permit – Otis Land Management, LLC – Ralph Nicholas – received 10/18/2016

Narrative by DC Engineering & Survey Inc. – dated 10/17/2016 – received 10/18/2016

Existing & Proposed Site Plan – Otis Land Management – 8 Birch Street – prepared by DC Engineering & Survey, Inc. – plan date 10/12/2016 – project #13-201 – DWG # EX – received 10/18/2016 – revision #5 – dated 6/5/2017

Photos of the site

Letter from Otis Land Management, LLC – Re: Continuation of the Public Hearing to January 18, 2017 – dated December 6, 2016 & continue to 2/15/2017 dated January 13,  
STURBRIDGE ZONING BOARD OF APPEALS MINUTES OF JUNE 21, 2017

2017 – continue to April 19, 2017 – dated 2/14/2017 & continue to June 21, 2017 – dated 4/13/2017

Ms. Cooney gave a brief history. She stated that the property was taken by the Town for non-payment of taxes and sold at auction. Mr. Nicholas bought the property and is trying to improve the site. He came before the Board on November 16, 2016 for a Special Permit. The property is an eight site mobile home park. Mr. Nichols proposes to change the footprint and envelopes of the mobile homes since the new units will be slightly different. The Board may grant a Special Permit to alter a non-conforming structure by determining that it will not be more detrimental to the neighborhood.

Mr. Dubois of DC Engineering stated that the plan right now, is to replace three units. Drainage and landscaping will be improved. The existing lot coverage is 16.4% and the proposed will be 17.2%. The lot coverage will slightly be increasing but will not make it more detrimental to the neighborhood.

The Board had the following questions, concerns, and comments:

- Ms. Cooney stated that there are seven sheds on the property – Mr. Nichols stated there are only six – that seventh one is not on the property – it belongs to Barbara Sullivan
- Pad #4 there is nothing there right now – Mr. Dubois stated that is correct, but there will be a trailer located there
- Ms. Cooney stated that her calculations of percentage of lot coverage, including the sheds, do not match Mr. Dubois's calculations – she would like to have the dimensions of the sheds – Mr. Dubois stated that he can provide the dimensions
- Is there a "right of way" to the water – Mr. Nichols stated that there is access to the water
- There is only one way in and out – does fire have a concerns – Mr. Nichols stated no – they've cleaned up the road and will pave it and then have designated parking
- Ms. Cooney suggests that the Board continue the Public Hearing – need more information on the sheds

**Motion:** Made by Ms. Banks to continue the Public Hearing for Otis Land Management, LLC on the application for Special Permit for the property located at 8 Birch Street to July 19, 2017 @ 7:25 PM.

**2<sup>nd</sup>:** Mr. Earls

**Discussion:** None

**Vote:** 5- 0

**DETERMINATION – JAMES & KELLIE DEYS ARE REQUESTING A DETERMINATION TO CONSTRUCT A SECOND FLOOR ADDITION OVER THE EXISTING RESIDENCE AND A SECOND FLOOR ADDITION OVER THE GARAGE. THE PROPERTY IS LOCATED 57 ARNOLD ROAD.**

**Materials presented:**

STURBRIDGE ZONING BOARD OF APPEALS MINUTES OF JUNE 21, 2017

Application for Determination – James & Kellie Deys - received 5/11/2017

Building Permit Plan – 57 Arnold Road – James L. & Kellie L. Deys – prepared by DC Engineering & Survey Inc. – plan date 3/10/2017 – project # 17-125 – DWG # EX

Architectural Plans – Deys Residence – Addition & Renovations – 57 Arnold Road – prepared by Gallant Architectural – final review set 1/12/2017

Ms. Cooney acknowledged the following department memos:

- Ms. Terry, Interim BOH Agent
- Mr. Colburn, Conservation Agent
- Lt. Marinelli, Fire Inspector
- Ms. Bubon, Town Planner

Mr. Gallant, the Architect spoke on behalf of the applicant. Mr. Gallant stated that the applicant needs more living space. The project will involve removing the entire roof structure and adding a second habitable story above the existing first floor living space. The space above the garage will be a ½ story. The new second floor will overhang 1' at the front wall and an entry portico will be built at the main entrance.

The Board had no questions or concerns with this project.

**Motion:** Made by Mr. Kelley to grant the Determination to James L. & Kellie L. Deys to construct a second floor addition over the existing residence and a second floor addition over the garage, according to the plans entitled; Building Permit Plan – 57 Arnold Road – James L. & Kellie L. Deys – prepared by DC Engineering & Survey Inc. – plan date 3/10/2017 – project # 17-125 – DWG # EX - Architectural Plans – Deys Residence – Addition & Renovations – 57 Arnold Road – prepared by Gallant Architectural – final review set 1/12/2017 for the property located at 57 Arnold Road. 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.

**2<sup>nd</sup>:** Mr. Onwubueke

**Discussion:** None

**Vote:** 5 – 0

**DETERMINATION – RUTH FITZGERALD IS REQUESTING A DETERMINATION TO DEMOLISH THE EXISTING HOUSE AND REBUILD A SINGLE FAMILY HOME. THE PROPERTY IS LOCATED AT 26 LONG AVENUE.**

**Materials presented:**

Application for Determination – Ruth Fitzgerald – received 5/25/2017

Plan of Land in Sturbridge – prepared for Mohawk Unlimited – prepared by Sherman & Frydryk, LLC Land Surveying & Engineering – project #17001A

Architectural plans – Detached House – 26 Long Ave (lot 55) Sturbridge MA – prepared by Tom Hawkins Building & Design, Inc. – plan date 3/20/2017

There was no representation for this application, so the Board took no action. The application will be rescheduled.

### **CORRESPONDENCE**

None

### **OLD/NEW BUSINESS**

Ms. Cooney stated that when she was voted as Chair last year, she stated that she would only continue to be Chair for a year, until the April Town election and until the 40B was over. She wants to remain on the Board as a member, only.

**Motion:** Made by Ms. Banks to accept with regret Ms. Cooney's resignation as Chair, with Mr. Kelley being nominated as Acting Chair.

**2<sup>nd</sup>:** Mr. Earls

**Discussion:** None

**Vote:** 5 - 0

### **NEXT MEETING**

July 19, 2017

On a motion made by Ms. Banks, seconded by Mr. Onwubueke, and voted unanimously, the meeting adjourned at 7:40 PM.