

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, JULY 5, 2017

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

Also Present: Diane M. Trapasso, Administrator Assistant

Absent: Michael Young

Mr. Kelley opened the meeting at 6:30 PM and read the agenda.

The Board introduced themselves.

**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 – Revision 1 – dated 5/24/2017

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

Mr. Kelley acknowledged the following department memos:

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

Mr. Linnell, the builder spoke on behalf of the applicant. Mr. Linnell stated that the existing house will be demolished and a new single family home will be constructed. The lot is non-conforming in regards to area and frontage as well as setbacks and lot coverage. This proposal will make the structure slightly more conforming than the existing home.

The Board had the following questions, concerns and comments:

- Will there be a basement – Mr. Linnell stated no

- Why are you demolishing the house – Mr. Linnell stated that house was in bad shape
- There is a shed on the property – Mr. Linnell stated that the shed is not on the applicant's property
- Why is the loft in the middle of the structure – Mr. Linnell stated that the applicant wants cathedral ceilings on the first floor with only one bedroom in the loft
- Are the decks remaining – Mr. Linnell stated the decks will be removed and there will be a stone patio in the back

Motion: Made by Ms. Banks to grant the Determination to Ruth Fitzgerald to demolish the existing house and rebuild a single family home, according to the plans entitled; Plan of Land in Sturbridge – prepared for Mohawk Unlimited – prepared by Sherman & Frydryk, LLC Land Surveying & Engineering – project #17001A – Revision 1 – dated 5/24/2017; Architectural plans – Detached House – 26 Long Ave (lot 55) Sturbridge MA – prepared by Tom Hawkins Building & Design, Inc. – plan date 3/20/2017 for the property located at 26 Long Avenue. 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: 6 - 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

None

NEXT MEETING

July 19, 2017

On a motion made by Mr. Onwubueke, seconded by Ms. Thorpe, and voted unanimously, the meeting adjourned at 6:55 PM.