

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, DECEMBER 14, 2016

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

Also Present: Diane M. Trapasso, Administrator Assistant

Absent Elizabeth Banks
Maryann Thorpe

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 November 16, 2016.
2nd: Mr. Onwubueke
Discussion: None
Vote: 5 – 0

DETERMINATION – CLIFFORD B. & DONNA M. CURBOY ARE REQUESTING A DETERMINATION TO CONSTRUCT AN ADDITION TO THE EXISTING RESIDENCE AND REBUILD AN EXISTING PORCH. THE PROPERTY IS LOCATED AT 2 CEDAR LAKE ROAD.

Materials presented:

Application for Determination – Clifford B. & Donna M. Curboy – received 11/4/2016

Site Plan for Bruce & Donna Curboy – 2 Cedar Lake Drive – prepared by Jalbert Engineering – plan date 10/19/2016 – DWG #16223

Donna & Bruce Curboy – drawn by Pat Ferro – 508-864-0592

Ms. Cooney acknowledged the following department memos

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

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated the applicant is proposing to build a single story addition to the existing single-family residence with associated site work to include a slight alteration of the existing driveway, removal of an existing concrete patio and wood shed and the relocation of the existing Eone sewer ejector pump. The property is connected to public sewer and has a private well.

Mr. Jalbert stated that the proposed addition conforms to all required zoning setbacks. The proposal does not create any new non-conformities in regards to current zoning. Furthermore, this proposal reduces the existing lot coverage non-conformity from 19.17% to 15.75%.

The Board had the following questions, concerns and comments:

- No second egress – Mr. Jalbert stated the egress is from the proposed addition

Motion: Made by Mr. Kelley to grant the Determination to Clifford B. & Donna M. Curboy to construct an addition to the existing residence and rebuild an existing porch, according to the plans entitled; Site Plan for Bruce & Donna Curboy – 2 Cedar Lake Drive – prepared by Jalbert Engineering – plan date 10/19/2016 – DWG #16223 and the architectural drawing entitled; Donna & Bruce Curboy – drawn by Pat Ferro – 508-864-0592. 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: 5 – 0

DETERMINATION – JEFF BONJA IS REQUESTING A DETERMINATION TO CONSTRUCT A 6'x12' DECK AND A 12'x16' SUNROOM. THE PROPERTY IS LOCATED AT 49 CRICKET DRIVE.

Materials presented:

Application for Determination – Jeff Bonja – received 12/7/2016

Mortgage Inspection Plan – Colleen J. Bonja & Jeffrey A. Bonja – prepared by Reney, Moran & Tivnan Registered Land Surveyors – job #05-448-16 – date 5/20/2016

Ms. Cooney acknowledged the following department memos:

- Mr. Burlingame, Building Commission – dated 12/5/2016 & 12/7/2016
- Ms. Bubon, Town Planner

Mr. Bonja the property owner spoke on his own behalf. Mr. Bonja stated that he is proposing to add a sunroom to the back of the house.

The Board had the following questions, concerns and comments:

- Will the sunroom be heated – Mr. Bonja stated the sunroom will be a three season room – no heat
- Frontage is lacking – Mr. Bonja stated that the property is lacking in frontage
- The property is adjacent to a paper road

Motion: Made by Mr. Kelley to grant the Determination to Jeff Bonja to allow the removal of the existing 12'X20' deck and the construction of a new 16'X20' deck. The property is located at 49 Cricket Drive, according to the plans; Mortgage Inspection Plan– Colleen J. Bonja & Jeffrey A. Bonja – prepared by Reney, Moran & Tivnan – plan date 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. Earls

Discussion: None

Vote: 5 - 0

CONTINUATION OF THE DETERMINATION – JOHN LAFLECHE IS REQUESTING A DETERMINATION TO ALLOW THE REMOVAL OF THE EXISTING 12'X20' DECK AND THE CONSTRUCTION OF A NEW 16'X20' DECK. THE PROPERTY IS LOCATED AT 11 BLUEBERRY LANE.

Materials presented:

Application for Determination – John La Fleche – received 10/18/2016

Plot Plan – John & Christine LaFleche – 11 Blueberry Lane – prepared by Jalbert Engineering – plan date 9/30/2016 – DWG #16202 – Revision #1 – dated 11/21/2016

Ms. Cooney acknowledged the following department memos:

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

Mr. Morin, the builder spoke on behalf of the applicant. Mr. Morin stated they had submitted a revised plan prepared by Jalbert Engineering showing the corrected calculations.

The Board had no questions, concerns and comments:

Motion: Made by Mr. Young to grant the Determination to John LaFleche to allow the removal of the existing 12'X20' deck and the construction of a new 16'X20' deck. The property is located at 11 Blueberry Lane, according to the plans; Plot Plan – John & Christine LaFleche – 11 Blueberry Lane – prepared by Jalbert Engineering – plan date 9/30/2016 – DWG #16202 – Revision #1- dated 11/21/2016. . 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: 5 – 0

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 8TH 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

Photos of the site

Letter from Otis Land Management, LLC – Re: Continuation of the Public Hearing to January 18, 2017 – dated December 6, 2016

Ms. Cooney read the letter from Otis Land Management, LLC requesting a continuance to January 18, 2017.

Motion: Made by Mr. Kelley to continue the Public Hearing for Otis Land management, LLC to January 18, 2017 @ 6:35 PM.

2nd: Mr. Young

Discussion: None

Vote: 5 – 0

CORRESPONDENCE

None

OLD/NEW BUSINESS

Ms. Cooney stated that Board should bring their calendars to the next meeting, in order to go over dates for 2017.

NEXT MEETING

January 18, 2017

On a motion made by Mr. Kelley, seconded by Mr. Young, and voted unanimously, the meeting adjourned at 7:00 PM.