

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, AUGUST 16, 2017

Present: Elizabeth Banks
Thomas Earls
Kevin Kelley, Acting Chair
Fidelis Onwubueke
Maryann Thorpe

Also Present: Diane M. Trapasso, Administrator Assistant

Absent: Margaret Cooney
Michael Young

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

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: Made by Mr. Earls to approve the draft minutes of July 19, 2017.

2nd: Mr. Onwubueke

Discussion: None

Vote: 4 – 0 - 1 (Ms. Banks)

**DETERMINATION – SHANE SCHROTH IS REQUESTING A
DETERMINATION TO REMOVE THE EXISTING DECK AND PORCH AND
REBUILD A 10'X28' REPLACEMENT. THE PROPERTY IS LOCATED 35
BROOKFIELD ROAD.**

Materials presented:

Application for Determination – Shane Schroth - received 7/17/2017

Proposed Porch Renovation Plot Plan – Shane E., Michelle A. & Corey Michael Schroth –
55 Brookfield Road – prepared by Jalbert Engineering – plan date 7/13/2017 – DWG
#17119

Mr. Kelley acknowledged the following department memos:

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

Mr. Cantell, the builder, spoke on behalf of the applicant. Mr. Cantell stated that they are proposing to remove the existing deck and porch and build a 10'X28' replacement.

The Board had the following questions, concerns and comments:

- The porches are two story – Mr. Cantell stated yes
- Front setbacks – Mr. Cantell stated that the front setbacks are existing – no change

Motion: Made by Ms. Banks to grant the Determination to Shane Schroth to remove the existing deck, porch, stairs, roof and build a 10'X28' replacement for the property located at 35 Brookfield Road according to the plans; Proposed Porch Renovation Plot Plan – Shane E., Michelle A. & Corey Michael Schroth – 55 Brookfield Road – prepared by Jalbert Engineering – plan date 7/13/2017 – DWG #17119. 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 – NANCY PIERANGELI IS REQUESTING A DETERMINATION TO REMOVE PART OF THE EXISTING ROOF TO ADD A SECOND FLOOR WITH WALKWAY TO THE EXISTING STAIRS. THE PROPERTY IS LOCATED AT 68 GOORICH ROAD.

Materials presented:

Application for Determination – Nancy Pierangeli – received 7/19/2017

Plot Plan – Goodrich Road

Zoning Board of Appeals Plan – Nancy A. Pierangeli – 68 Goodrich Road – prepared by Sherman & Frydryk. LLC Land Surveying & Engineering – date 8/7/2017 – project #17089

Photo of the existing home

Architectural Overview – Nancy Pierangeli – 68 Goodrich Road – prepared by RA Corriveau, Inc. – date 7/19/2017

Mr. Corriveau spoke on behalf of the applicant. Mr. Corriveau stated they are proposing to remove part of the existing roof and to add a second floor addition with two bedrooms and with a walkway to the existing stairs.

Mr. Kelley acknowledged the following department memos:

- Lt. Marinelli, Fire Inspector
- Ms. Bubon, Town Planner

- Mr. Colburn, Conservation Agent
- Ms. Terry, Interim BOH Agent

The Board had the following questions, concerns and comments:

- There is a bedroom on the first floor – Mr. Cantell stated that the first floor bedroom will be removed and the first floor will have an open concept with the two bedrooms on the second floor – there is a BOH restriction, the septic permit for the property states that the property must remain a two bedroom and cannot have any more than five rooms total
- Need the walkway to the stairs

Motion: Made by Ms. Banks to grant the Determination to Nancy Pierangeli to remove part of the existing roof, and to add a second floor addition with a walkway(ramp) to the existing stairs, according to the plans entitled; Zoning Board of Appeals Plan – Nancy A. Pierangeli – 68 Goodrich Road – prepared by Sherman & Frydryk. LLC Land Surveying & Engineering – date 8/7/2017 – project #17089 and Architectural Overview – Nancy Pierangeli – 68 Goodrich Road – prepared by RA Corriveau, Inc. – date 7/19/2017; with the BOH restriction that the home must remain a two bedroom home and cannot have more than five rooms total (excluding bathrooms in count). 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: Ms. Thorpe

Discussion: None

Vote: 5 – 0

MODIFICATION OF AN APPROVED DETERMINATION – AMY & SCOTT GERRISH ARE REQUESTING A MODIFICATION TO THE APPROVED PLAN. THE CHANGE IS ARCHITECTURAL. THE PROPERTY IS LOCATED AT 55-56 BENNETTS ROAD.

Materials presented:

Application for Modification – Amy & Scott Gerrish – received 7/27/2017

Soil Absorption System “Repair” located at 55-56 Bennetts Road, Sturbridge MA, for Gayle Smith, prepared by Jalbert Engineering – plan date 8/31/2016 – plan #16092 – revision #4 date 7/27/2017

Architectural Sketches

Ms. Gerrish, the property owner stated that they would like to make changes to the current approved plan. The current plan shows a foundation of 28’X28’X21’ with a front bump out mudroom of 4’X10’X6’. It is a two story contemporary colonial with a garage and deck on the left side and living space on the right. On the left side there is a staircase to the basement with an exterior door under the front deck and an interior staircase. The garage is on a slab with a full basement under the living space. First floor living space consists of a kitchen,

dining room, living room, pantry, half bath and full staircase. On the second floor there is one bedroom, a large walk in closet, large office, one full bath, and a half bath with full dormers.

As this will not be our full time home, we don't require this large of a house with a garage. We would like to take the allotted garage space and change that garage slab to a full basement. We are both self-employed and work from home, so we would change the current pantry to a home office, take out the full staircase and put in a smaller spiral staircase with just a small open loft office. We would eliminate the second floor bathrooms, bedroom, closet and huge office over the garage and exterior staircase. There is an approved full foundation under the deck, but to save money, we would like to square the front of the house, instead of indenting it with a deck. We would eliminate the large stairway to the basement and just have a bulkhead on the left side, under the bedroom. We would like to add a small 2' bump out to the side living room foundation for a fieldstone, wood burning fireplace.

Mr. Kelley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent

The Board had the following questions, concerns and comments:

- The proposed driveway is the same – Ms. Gerrish stated yes
- The deck will be removed – Ms. Gerrish stated that yes and the extra two feet will be for the fireplace and six feet for the bulkhead
- Drawing B is the previous owner and drawing A is the current – Ms. Gerrish stated correct

Motion: Made by Ms. Banks to grant the modification of an approved Determination to Amy and Scott Gerrish to change the architectural plans for the property located at 55-56 Bennetts Road, according to the plans entitled; Soil Absorption System "Repair" located at 55-56 Bennetts Road, Sturbridge MA, for Gayle Smith, prepared by Jalbert Engineering – plan date 8/31/2016 – plan #16092 – revision #4 date 7/27/2017. The modification of an approved 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

RE-ORGANIZATION OF THE BOARD

Rescheduled

CORRESPONDENCE

None

OLD/NEW BUSINESS

None

NEXT MEETING

September 20, 2017

On a motion made by Mr. Kelley, seconded by Ms. Thorpe, and voted unanimously, the meeting adjourned at 7:20 PM.