

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

WEDNESDAY, SEPTEMBER 20, 2017

Present: Elizabeth Banks
Thomas Earls
Kevin Kelley, Acting Chair
Maryann Thorpe
Michael Young

Also Present: Diane M. Trapasso, Administrator Assistant

Absent: Margaret Cooney
Fidelis Onwubueke

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

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: Made by Ms. Thorpe to approve the amended draft minutes of August 16, 2017.

2nd: Mr. Earls

Discussion: None

Vote: 4 – 0 - 1 (Mr. Young)

DETERMINATION – BRIAN & SUSAN FREELAND ARE REQUESTING A DETERMINATION TO DEMOLISH THE EXISTING STRUCTURE AND REBUILD IN THE EXISTING FOUNDATION AND FOOTPRINT AND ADD A SECOND FLOOR LOFT. THE PROPERTY IS LOCATED 26 BIRCH STREET.

Materials presented:

Application for Determination – Brian & Susan Freeland - received 8/15/2017

Plot Plan for Brian & Susan Freeland – 26 Birch Street – prepared by Jalbert Engineering – plan date 7/26/2017 – DWG #17130

Freeland Residence – 26 Birch Street – prepared by Stephen Fleshman Architect, LLC – drawing #A1 & A2

Mr. Kelley acknowledged the following department memos:

- Lt. Marinelli, Fire Inspector
- Ms. Bubon, Town Planner
- Mr. Burlingame, Builder Commissioner

- Mr. Colburn, Conservation Agent

Ms. Freeland, the property owner, stated that they are proposing to demolish the old structure and rebuild on the same foundation and footprint. Ms. Freeland stated that they are proposing to add a second floor loft. They are proposing to make this their primary residence

The Board had the following questions, concerns and comments:

- Are you using the same foundation? – Ms. Freeland stated yes

Motion: Made by Ms. Banks to grant the Determination to Brian & Susan Freeland to demolish the existing structure and rebuild on the existing foundation and footprint and add a second floor loft and a 2' - 3' retaining wall on the road side to control runoff; according to the plans; Plot Plan for Brian & Susan Freeland – 26 Birch Street – prepared by Jalbert Engineering – plan date 7/26/2017 – DWG #17130; Freeland Residence – 26 Birch Street – prepared Stephen Fleshman Architect, LLC – drawing #A1 & A2. 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

RE-ORGANIZATION OF THE BOARD

Rescheduled

CORRESPONDENCE

None

OLD/NEW BUSINESS

The Board thanked Ms. Trapasso for her service, professionalism and guidance with the Board, and congratulated her on her retirement.

NEXT MEETING

October 18, 2017

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