

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, JANUARY 17, 2018

Present: Elizabeth Banks
Thomas Earls
Fidelis Onwubueke (arrived at 6:32)
Maryann Thorpe
Michael Young

Also Present: Rebekah L. DeCoursey, Administrative Assistant

Absent: Margaret Cooney
Kevin Kelley

Ms. Banks opened the meeting at 6:31 PM.

The Board introduced themselves.

APPROVAL OF MINUTES

Motion: Made by Mr. Earls to approve the draft minutes of December 13, 2017.
2nd: Ms. Thorpe
Discussion: None
Vote: 5 – 0 – 0

**DETERMINATION – WENDY STEARNS IS REQUESTING A
DETERMINATION TO DEMOLISH THE EXISTING STRUCTURE AND
CONSTRUCT A NEW TWO STORY RESIDENCE ON A NEW FOOTPRINT.
THE PROPERTY IS LOCATED AT 202 LAKE ROAD.**

Materials presented:

Application for Determination – Wendy M. Stearns - received 12/29/17

Supporting Documents – USGS Quadrangle Map, Natural Heritage Map, Flood Insurance
Rate Map – received 12/29/17

Sturbridge Conservation Commission Affidavit of Service dated 12/27/17, and Notification
to Abutters

Property Card for 202 Lake Road

Deeds for land

House Plan #1334 “The Adrian”

Site Plan of property owned by Wendy M. Stearns – 202 Lake Road Sturbridge, MA – Plan Date 12/15/17 Prepared by Jalbert Engineering, Inc. – Drawing Number 17232 Sheet 1 of 2 Revision 3, Drawing Number 17232 Sheet 2 of 2 Revision 3.

Ms. Banks acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Bulingame, Building Commissioner – concerned with square box on north side of building being outside setback.
- Ms. Gendreau, Conservation Agent – concerned with increase of impervious surface and removal of trees in project area. The project will go before the Sturbridge Conservation Commission 1/18/18.
- Thomas Ford, Chief of Police
- John Marinelli, Fire Inspector
- Jamie Terry, Interim Health Agent

Leonard Jalbert from Jalbert Engineering spoke on behalf of the applicant. This project at 202 Lake Road – or Big Alum Road as it is also know – will involve the existing house being demolished and a new 2-story house constructed. This has been a two and a half year project with the Sturbridge Conservation Commission. Initial versions of the site plan included the new house being constructed with a 10' setback from the water, which SCC raised a number of concerns about. Due to the conflict with SCC, the applicant contacted the power company to gain approval for moving the power line easement on the property which will allow for the power lines to be moved. The new site plans have the house sited 54' away from the water. It has taken two and a half years to get the power company to approve the power line move.

In this project process, there have been many meetings with SCC which has led to numerous changes to the property and site plan. SCC was concerned with the increase of impervious surface on site, so the applicant has incorporated numerous plantings on the north side of the property. New planting are shown in green on the site plans. The Town has a new conservation agent, Rebecca Gendreau, who is laying eyes on this project for the first time, but Mr. Jalbert felt that at this point in the process the meeting with the SCC should be straightforward.

Mr. Jalbert addressed some of the concerns raised by various departments. He explained that the square box on the north side of the building is a concrete pad for a propane tank. This is exempt from regulations and the determination. There are also a set of stairs proposed on the north side of the building. These are a matter of egress and also exempt from the determination. Thus, there is no concern with needing a variance. The rest of the house is proposed within the setback area. The house side setback will be 16'-18'. The property at the front of the house will be 54' from the lake, where originally was proposed to be 10'. By moving the power lines, the applicant was able to move the house further away from the lake. The property already has a variance from SCC for the well installation. The property is on town sewer and the plan adheres to these regulations. The building will be 2 stories, or 23' in height, below the 35' maximum allowed.

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

- In respect to the pervious/impervious ground – the SCC had concerns with the increased size of the house. Will there be an increase of concrete on the site? Mr. Jalbert explained that everything currently on site will be razed, except an existing impervious walkway down to the lake.
- What is the “spa” identified on the house plan? It will be an outdoor Jacuzzi set on the ground.
- What will the patio be made of? Brick.
- What will the screened porch be set on? Concrete piers as opposed to a concrete pad.
- Please clarify the moving of the power lines. Mr. Jalbert showed the differences between Sheet 1 of 2 and Sheet 2 of 2 on the site plans. Sheet 1 shows the existing power line easement, straight through the property. Sheet 2 shows the proposed location of 2 new/relocated poles on the new easement, directing the power lines around the proposed house.
- Will the neighbors be affected by moving the power lines? No, not all. Mr. Jalbert explained that the layout seen is one that has been approved by the power company. They would also be open to moving the lines out to the road if necessary.
- There should be a correction on the plans in regards to the existing and proposed comparison chart. The existing setback is 162.7’ and proposed setback is 121’. Mr. Jalbert changed the setback notation on the application and plan and signed the changes.
- Are there 2 or 3 driveways on site? There are 2 driveways, one on the north side, one on the south. It is a circular path to the house and back.
- Is one of the driveways on the abutters property? No, but the abutters do use it.
- It appears there is boat access to the lake on the property, will this remain? Yes, there are not proposed changes to that access area.
- The Board noted they did not receive a memo from DPW regarding this project. There is an Eone pump that will be relocated, is this approved? Yes, over the past 2.5 years Mr. Jalbert has been in contact with all the town departments that needed to sign off on various parts of this project, and the Eone pump has already been approved and addressed with Greg Morse at DPW.
- The new architecture proposed is beautiful and will look very nice when constructed.

Motion: Made by Mr. Young to grant the determination to Wendy Stearns of 202 Lake Road for the property at 202 Lake Road to demolish the existing structure and construct a new two story residence for the property; the proposed plan does not increase non conformity and will not be detrimental to the neighborhood – according to the Site Plan of property – Plan Date 12/15/17 Prepared by Jalbert Engineering, Inc. – Drawing Number 17232 Sheet 1 of 2 Revision 3, Drawing Number 17232 Sheet 2 of 2 Revision 3.

2nd: Mr. Earls

Discussion: None

Vote: 5 – 0 – 0

OLD/NEW BUSINESS

None

CORRESPONDENCE

None

NEXT MEETING

February 21, 2018

On a motion made by Mr. Earls, seconded by Ms. Thorpe, and voted 5 - 0 the meeting adjourned at 7:00 PM.