

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, AUGUST 15, 2018

Present: Margaret Cooney
Thomas Earls
Fidelis Onwubueke
Michael Young
Bill Zelenak

Also Present: Rebekah DeCoursey, Administrative Assistant

Absent: Elizabeth Banks
Diane Trapasso

Ms. Cooney opened the meeting at 6:30 PM read the agenda and the Board introduced themselves.

APPROVAL OF MINUTES

Postponed until the next meeting, pending appropriate quorum.

**REQUEST FOR DETERMINATION – STANLEY AND KATHRYN IWONICKI
– 21 LONG AVENUE. APPLICANT IS REQUESTING TO INSTALL AN 8’ X 8’
DECK ONTO A SINGLE FAMILY HOME.**

Mr. Iwonicki presented the project. He is requesting to install an 8’ x 8’ deck at 21 Long Avenue. There was an existing deck there previously, and the existing piers will be used for the new deck. The project has been approved by the Conservation Commission and has been issued a DEP File Number.

Ms. Cooney acknowledged the correspondence from the following departments with no major concerns noted:

- Jean Bubon, Town Planner
- John Marinelli, Fire Inspector
- Bri Eichsteadt, Health Agent
- Thomas Ford, Police Chief
- Rebecca Gendreau, Conservation Agent
- Nelson Burlingame, Building Commissioner

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

- The neighborhood is nice and the Board has seen several projects in this area of Town recently and appreciates the quaintness of the lake side community.
- Mr. Iwonicki thanked the Board and Town Departments on helping through the permitting process and making it easy to get his project approved.

Motion: Made by Mr. Young to grant the Determination to Stanley and Kathryn Iwonicki to construct an 8' x 8 deck onto their single family home. According to the inspection plot plan by Jalbert Engineering, original plan dated 7/4/11 and with an inspection date of 11/15/16, the proposal does not appear to be detrimental in any shape or form as described by Town Bylaws.

2nd: Mr. Onwubueke

Discussion: None

Vote: 5 – 0

REQUEST FOR DETERMINATION – BETTY RAE POPPO – 6 CORMACK ROAD. APPLICANT IS REQUESTING DETERMINATION AFTER THE FACT FOR A CHANGE IN ROOFLINE ON A SINGLE FAMILY HOME.

Ms. Poppo presented the project. The house was built in 1935, and there have been ongoing leaking problems in the roof. When doing repairs, the contractor changed the roofline to improve the problem. The minor construction did not change the footprint of the house. The applicant did not realize that with the construction changing the envelope of the house, it would trigger the necessary Determination, with is now being requested after the fact.

Ms. Cooney acknowledged the correspondence from the following departments with no major concerns noted:

- Jean Bubon, Town Planner
- John Marinelli, Fire Inspector
- Rebecca Gendreau, Conservation Agent
- Nelson Burlingame, Building Commissioner

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

- Nice quiet location on a very steep driveway.
- How did the owner not know they needed to come before the Board? Quite often the contractor will do the permitting paperwork, the owner is not always involved. This contractor did not do that. As the hose is tucked away on the lake, it was easily over looked during construction.
- Ms. Poppo stated her relative scheduled and completed the construction without her knowledge and she is trying to fix the problem after the fact.

Motion: Made by Mr. Onwubueke to find that the property owned by Betty Rae Poppo at 6 Cormack Road, as shown on “Plan of Land in Sturbridge Mass surveyed for Stanley J. Czyzewski” dated April 8, 1972 and the change to the roofline does not increase the non-conformity or appear to be detrimental in any way to the neighborhood, therefore the motion is to grant the Determination.

2nd: Mr. Earls

Discussion: None

Vote: 5 – 0

**REQUEST FOR DETERMINATION – DANIEL PELISSIER – 128 LANE TEN.
APPLICANT IS REQUESTING DETERMINATION TO BUILD A DETACHED
GARAGE.**

Mr. Pelissier explained his proposal to the Board. He is looking to build a detached garage of steel construction as shown in paperwork he submitted with the application. The house is currently 8' from the side property line. The garage is proposed to be 9' from the property line, adjacent an existing driveway.

Mr. Young acknowledged the correspondence from the following departments with no major concerns or objections from any:

- Jean Bubon, Town Planner
- John Marinelli, Fire Inspector
- Rebecca Gendreau, Conservation Agent

The Board had the following questions, comments or concerns:

- Will the ground have a foundation? Yes, to support potential snow or other loads, there will be a foundation, the poles of the steel structure will connect to the foundation and a concrete floor will be poured.
- A typo in Ms. Bubon's memo stating there is an existing garage will be corrected to state there is existing driveway.

Motion: Made by Mr. Young to grant the Determination request from Daniel Pelissier to construct a freestanding garage on Lane Ten/New Boston Road as shown on "Plan of Proposed Garage" prepared for Daniel Pelissier & Robin Pelissier of 128 Lane Ten Sturbridge, Massachusetts prepared by WSP USA Inc (155 Main Dunstable Road, Suites 120 & 125 Nashua, NH 03060). The proposal does not increase non-conformities of the lot and it will not be detrimental to the neighborhood in any way, shape, or form.

2nd: Mr. Onwubueke

Discussion: None

Vote: 5 – 0

OLD/NEW BUSINESS

- The Board discussed briefly new structures within a setback and how the case law has changes after Gale vs. Gloucester.

CORRESPONDENCE

None

NEXT MEETING

September 12, 2018

On a motion made by Mr. Earl seconded by Mr. Young, and voted 5 - 0 the meeting adjourned at 7:20 PM.