

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, August 21, 2019
Center Office Building**

Present:

Elizabeth Banks
Margaret Cooney
Fidelis Onwubueke
William Zelenak
Jeneé Lacy, Administrative Assistant

Absent:

Thomas Earls
Michael Young
Diane Trapasso

Also Present:

Mark Renaud
Rob Judson

Chairman Banks called the meeting to order at 6:30pm and read the agenda.

Approval of Minutes

June 19, 2019

Motion: To approve minutes from June 19, 2019 as amended. By: F. Onwubueke

2nd: E. Banks

Vote: All in Favor (4-0)

Determination – 40 Beach Ave – Danielle Ferguson/Mark Renaud

Documents Reviewed:

- Request for Determination Application – 40 Beach Ave.
- Tax/Fee Status – 40 Beach Ave.
- Abutters List – 40 Beach Ave.
- Department Head Memos regarding 40 Beach Ave.
- Drawn rendering of proposed addition
- Proposed Site Plan – DWG #19092

Mark Renaud, representing the determination for 40 Beach Ave, came before the Board and described the request of adding an addition of a 50sq.ft. mudroom to an existing single family dwelling.

E. Banks read through the department memos and any extra requirements. M. Renaud stated that he had already complied with the other requirements.

M. Cooney brought up some issues on the application regarding minimum setbacks, in

which M. Renaud stated that the setback numbers were incorrect on the application but they were correct on the plan, he corrected the numbers on the application.

**Motion: To grant the Request for Determination to Danielle Ferguson for property located at 40 Beach Ave, as requested to build a 50sq.ft. mudroom as shown on site plan titled "Proposed Site Plan – Danielle Ferguson 40 Beach Avenue Sturbridge, MA" by Jalbert Engineering, Inc. (54 Main Street, Sturbridge, MA) Job #19092. Revision 1. By: F. Onwubueke
2nd: M. Cooney
Vote: All in Favor (4-0)**

Determination – 160-162 Cedar Street – Margaret Cote/Rob Judson

Documents Reviewed:

- Request for Determination Application– 160 & 162 Cedar Street
- Tax/Fee Status – 160 & 162 Cedar Street
- Abutters List 160 & 162 Cedar Street
- Department Head Memos regarding 160 & 162 Cedar Street
- Drawn rendering of proposed building
- Site Development Plan – Plan #19-211-Judson

Rob Judson came before the Board.

E. Banks read the determination details and went through the Dept. Head correspondences.

R. Judson gave an outline of the proposed building project.

M. Cooney brought up some concerns about who currently owned the property. R. Judson stated that the property is still currently owned by Margaret Cote but he is in the process of buying the land.

F. Onwubueke asked if the proposed building was going to be closer to the road than the existing building that will be demolished. R. Judson stated that the new building will be the same distance from the road as all the other newly constructed houses are on the street.

W. Zelenak asked if the old driveway was being removed. R. Judson stated that it will be abandoned but not removed.

**Motion: To grant the Request for Determination to Margaret Cote for property located at 160-162 Cedar Street, as requested to remove old dwelling and to construct a new two story, single family home with attached garage as shown on site plan titled "Site Development Plan at 160-162 Cedar Street, Sturbridge, MA prepared for Judson Rob Contracting" by Summit Engineering & Survey, Inc. (710 Main Street Oxford, MA 01537). Job #19-211, dated July 31, 2019. By: M. Cooney
2nd: W. Zelenak**

Discussion: M. Cooney stated that the determination should be granted to the person who owns the property presently. E. Banks stated that the determination is being granted for Margaret Cote, who is the current owner of the land.

Vote: All in Favor (4-0)

Old Business

None

New Business

The Board discussed Determinations being represented by someone who doesn't yet own the property.

Adjournment

Motion: To adjourn. By: F. Onwubueke

2nd: W. Zelenak

Vote: All in Favor (4-0)

Minutes prepared by: Jeneé Lacy

~~Chair~~
Clerk of the Board: Elyndah E. Bank

Date signed: 1-15-2020