

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, November 20, 2019
Center Office Building**

Present:

Elizabeth Banks
Fidelis Onwubueke
Thomas Earls
Michael Young
Diane Trapasso
Jeneé Lacy, Administrative Assistant

Absent:

William Zelenak
Margaret Cooney

Also Present:

Leonard Jalbert, Jalbert Engineering

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

Approval of Minutes

August 21, 2019

E. Banks asked the Board if they would be okay postponing the approval of the minutes of August 21, 2019 because of the absence of some board members. The rest of the ZBA agreed.

Special Permit – 90 Westwood Drive – Stephen Jones

M. Young read the public hearing notice.

E. Banks went over the Town Department memos regarding the special permit.

L. Jalbert came forward and stated that he was representing Stephen Jones, the owner of 90 Westwood Drive, and handed in the abutters notice receipts. L. Jalbert went over some corrections to the petition and submitted corrections to the Board.

Motion: To close the public hearing. By: D. Trapasso

2nd: M. Young

Vote: All in Favor (5-0)

Motion: To find that the proposal by Stephen Jones for the addition of a deck over the existing patio, not to increase the non-conforming nature of the structure for the property located at 90 Westwood Drive according to Section 24.09 (a-e) of the Sturbridge Zoning Bylaws, the finding will not be more detrimental to the neighborhood. By: D. Trapasso

2nd: T. Earls

Vote: All in Favor (5-0)

Motion: To grant the special permit requested by Stephen Jones for the property at 90 Westwood Drive to expand, change or alter a pre-existing, non-conforming structure for the construction of a 14'x22' deck above the existing patio according to the plans entitled "Proposed Site Plan for Stephen Jones 90 Westwood Drive" prepared by Jalbert Engineering, plan date 8-29-19, DWG #: 19113 revision #1 dated 10-1-19. By: D. Trapasso

2nd: T. Earls

Vote: All in Favor (5-0)

Documents Reviewed:

- Special Permit Application & Site Plan Narrative
- Tax/Fee Status – 90 Westwood Drive
- Abutters List – 90 Westwood Drive
- Department Head Memos regarding 90 Westwood Drive
- Drawn rendering of proposed addition
- Proposed Site Plan – DWG #19113

Old Business

None

New Business

T. Earls apologized to the Board for missing the last few meetings.

Adjournment

Motion: To adjourn 6:54pm By: D. Trapasso

2nd: M. Young

Vote: All in Favor (5-0)

Minutes prepared by: Jeneé Lacy

Chair
Clerk of the Board: Elyse E. Bels

Date signed: 1-15-2020