

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, May 13, 2020
Virtual**

Present:

Thomas Earls
Diane Trapasso
William Zelenak
Michael Young
Fidelis Onwubueke
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

Absent:

Margaret Cooney
Elizabeth Banks

Also Present:

Dana Yacavace
Mark Farrell

Vice Chair Young called the meeting to order at 6:00pm and read the agenda.

J. Bubon read a statement regarding open meetings and Covid.

Approval of Minutes

February 17, 2020

Motion: To approve the minutes as written. By: T. Earls

2nd: D. Trapasso

Roll Call Vote: All in Favor (3-0-2)

- T. Earls: Yes
- D. Trapasso: Yes
- W. Zelenak: Abstained
- M. Young: Yes
- F. Onwubueke: Abstained

Vote to authorize J. Bubon to sign determinations in lieu of Elizabeth Banks because of virtual meetings due to Covid.

Motion: To authorize J. Bubon to sign determinations in lieu of Elizabeth Banks. By: M. Young

2nd: D. Trapasso

Roll Call Vote: All in Favor (5-0)

- T. Earls: Yes
- D. Trapasso: Yes
- W. Zelenak: Yes

- M. Young: Yes
- F. Onwubueke: Yes

Determination – 39 Tannery Road – Eric & Krysten Nunes: Request to replace an existing deck with a screened in porch

Documents Reviewed:

- Request for Determination – 39 Tannery Road Application
- Departmental Memos – Planning, DPW, & Fire
- A Plan titled: “Proposed Addition at 39 Tannery Road Sturbridge, MA owned by Eric & Krysten Nunes”. The plan was prepared by Jon L. Fagerstrom, P.L.S. 144 Paige Hill Road, Brimfield, MA. The plan is dated 4/20/2020.
- Photos of the property

J. Bubon shared a presentation, gave a background to the board on the proposed project and recommended the Board approve the request for determination.

Motion: To grant the determination to Eric and Krysten Nunes for property located at 39 Tannery Road as requested to replace an existing deck with a screened in porch as shown on plan #59 Dated: April 20, 2020, prepared by Jon L. Fagerstrom, P.L.S., 144 Paige Hill Road, Brimfield, MA. As the proposal does not intensify or create additional non-conformities. Approval is granted provided that all issues, concerns, and permits deemed necessary by various departments, boards, etc. be adhered to and in compliance prior to any construction. By: D. Trapasso

2nd: W. Zelenak

Roll Call Vote: All in Favor (5-0)

- T. Earls: Yes
- D. Trapasso: Yes
- W. Zelenak: Yes
- M. Young: Yes
- F. Onwubueke: Yes

Determination – 10 Wells Park Road – Dana Yacavace: Request to install a 24’ diameter, 54” tall, galvanized steel above ground pool and a 20’x24’ wood/composite deck

Documents Reviewed:

- Request for Determination – 10 Wells Park Road Application
- Departmental Memos – Planning, Conservation, DPW, & Fire
- A Plan titled: “Site Plan Address: 10 Wells Park Road Sturbridge, MA 01566” created using MySitePlan.com
- Photos of the property

J. Bubon shared a presentation, gave a background to the Board on the proposed project and recommended the Board approve the request for determination.

Motion: To grant the determination to Dana Yacavace for property located at 10 Wells Park Road as requested to install a 24’ diameter, 54” tall, galvanized steel above ground pool and 20’x24’ wood/composite deck as shown on the plan submitted. As the proposal does not

intensify or create additional non-conformities. Approval is granted provided that all issues, concerns, and permits deemed necessary by various departments, boards, etc. be adhered to and in compliance prior to any construction. By: D. Trapasso

2nd: W. Zelenak

Roll Call Vote: All in Favor (5-0)

- **T. Earls: Yes**
- **D. Trapasso: Yes**
- **W. Zelenak: Yes**
- **M. Young: Yes**
- **F. Onwubueke: Yes**

Determination – 130 Lane 9 – Jeff Tasse: Request to build a 24'x36' garage on property

Documents Reviewed:

- Request for Determination – 130 Lane 9
- Departmental Memos – Planning
- A Plan titled: "Jeff Tasse 120 Lane 9 Sturbridge, MA 01566 A1.1". The Plan was prepared by Sheds Unlimited LLC, 2025 Valley Road Morgantown, PA 19543. The Plan is dated 4/28/2020.
- A Plan titled: "Jeff Tasse 120 Lane 9 Sturbridge, MA 01566 A2.1". The Plan was prepared by Sheds Unlimited LLC, 2025 Valley Road Morgantown, PA 19543. The Plan is dated 4/28/2020.
- A Plan titled: "Jeff Tasse 120 Lane 9 Sturbridge, MA 01566 A3.1". The Plan was prepared by Sheds Unlimited LLC, 2025 Valley Road Morgantown, PA 19543. The Plan is dated 4/28/2020.
- Photos of the property
- Plot Plan Survey of Map 617, Lot 130 Prepared for Jeff M. Tasse, 130 Lane Nine, Town of Sturbridge, Worcester County, Commonwealth of Massachusetts. Revised: 4/13/2020, 5/7/2020.

J. Bubon shared a presentation, gave a background to the Board on the proposed project and recommended the Board approve the request for determination.

There was discussion between the Board and J. Bubon regarding utility lines and abutters concerns.

Motion: To grant the determination to Jeff Tasse for property located at 130 Lane 9 as requested to build a 24'x36' garage as shown on the plan submitted. As the proposal does not intensify or create additional non-conformities. Approval is granted provided that all issues, concerns, and permits deemed necessary by various departments, boards, etc. be adhered to and in compliance prior to any construction. By: D. Trapasso

2nd: F. Onwubueke

Roll Call Vote: All in Favor (5-0)

- **T. Earls: Yes**
- **D. Trapasso: Yes**
- **W. Zelenak: Yes**
- **M. Young: Yes**
- **F. Onwubueke: Yes**

Old Business

None

New Business

- J. Bubon stated that there may be a height variance application for the June 17th meeting

Adjournment

Motion: To adjourn at 6:34pm By: M. Young

2nd: T. Earls

Roll Call Vote: All in Favor (5-0)

- T. Earls: Yes
- D. Trapasso: Yes
- W. Zelenak: Yes
- M. Young: Yes
- F. Onwubueke: Yes

The meeting adjourned at 6:34pm.

Minutes prepared by: Jeneé Lacy

Chair of the Board: ^{by} Jean M. Bubon

Date signed: 6/23/2020