

**Sturbridge Zoning Board of Appeals  
Meeting Minutes  
Wednesday, February 19, 2020  
Center Office Building**

**Present:**

Elizabeth Banks  
Thomas Earls  
Diane Trapasso  
Margaret Cooney  
Michael Young  
Jean Bubon, Town Planner

**Absent:**

William Zelenak  
Fidelis Onwubueke  
Jeneé Lacy, Administrative Assistant

**Also Present:**

Peter Engle, McClure Engineering  
Lenny Jalbert, Jalbert Engineering  
Christine Tieri, 28 Long Avenue  
Neil Scioletti, 96 Westwood Drive  
Tim O'Brien, 1 Hawthorne Road  
Henry Simonelli, 10 Fairgrounds Road

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

**Approval of Minutes**

January 15, 2020

Motion: To approve the minutes as written. By: M. Cooney

2<sup>nd</sup>: D. Trapasso

Vote: 4-0-1 (M. Young Abstained)

**Public Hearing - Special Permit – 65 Whittemore Road – Sturbridge DPW Continuance**

**Documents Reviewed:**

- Request for Special Permit – 65 Whittemore Road Application
- Abutters List – 65 Whittemore
- Departmental Memos – Planning, Conservation, Building, DPW, and Board of Health
- A plan entitled “Fiske Hill Water Pump Station Replacement Project SDPW 2020-01, 65 Whittemore Road, Sturbridge, Massachusetts 01566 Prepared for Sturbridge Department of Public Works”. The plan was prepared by McClure Engineering – 119 Worcester Road, Charlton, MA 01507. The plan is dated 12/11/2019 and is revised through 1/6/2020;
  - Correspondence dated December 16, 2019 with supporting documentation including:

- Appendix A – USGS Map, Assessors Map, Certified Abutters List, Assessors Property Record Card, Site Photos, Fiske Hill High Service Water Area Map, and EcoTec Inc., Site Evaluation, 12/2/19;
  - Appendix B – Mass DEP Notice – Inspection of Hydropneumatic Storage Tanks and Asset Management Plans, 7/24/15; and
  - Appendix C – Proposed Booster Station, Easi-Set Precast Building Brochure; Typical Easi-Set Precast Booster Station Drawing Specs
  - Typical Easi-Set Precast Booster Station Photos.
- P. Engle came before the board and provided an overview of the project. Department Memos from Conservation, Building, Board of Health, and Planning were discussed.
  - T. Earls inquired if the tank would be left where it is. E. Banks stated that the water tank would be staying.
  - M. Cooney verified details of the project.
  - E. Banks asked if the building was refurbished. P. Engle stated that he was unsure.

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

**2<sup>nd</sup>: T. Earls**

**Vote: All in Favor (5-0)**

**Motion: To find that per Zoning Bylaws 20.05 the alterations proposed by the applicant will not be detrimental to the health, safety or conservation of the neighborhood. Granting this Special Permit would not be more detrimental to the neighborhood since it will not increase the existing non-conformities; according to the Sturbridge Zoning Bylaws Chapter 20.05 and Chapter 24.09 (a-e). By: M. Cooney**

**2<sup>nd</sup>: D. Trapasso**

**Vote: All in Favor (5-0)**

**Motion: To grant the Special Permit requested as detailed on the application and documents provided and as shown on the site plan entitled “Fiske Hill Water Pump Station Replacement Project SDPW 2020-01, 65 Whittemore Road, Sturbridge, Massachusetts 01566 Prepared for Sturbridge Department of Public Works”. The plan was prepared by McClure Engineering – 119 Worcester Road, Charlton, MA 01507. The plan is dated 12/11/2019 and is revised through 1/6/2020 with the following conditions:**

1. Approval is granted subject to the conditions that all other necessary state and local approvals be obtained prior to beginning any work on the project.

**By: M. Cooney**

**2<sup>nd</sup>: D. Trapasso**

**Vote: All in Favor (5-0)**

### **Determination – 28 Long Avenue – Dennis Antonopoulos & Christine Tieri**

#### **Documents Reviewed:**

- Request for Determination – 28 Long Avenue Application
- Abutters List – 28 Long Avenue
- Taxes Paid Document
- Departmental Memos – Planning, Conservation, DPW, & Fire



- A Plan titled: "Proposed Site Plan prepared for Dennis W. Antonopoulos & Christine Tieri 28 Long Avenue, Sturbridge, MA". The plan was prepared by Jalbert Engineering, Inc. 54 Main Street Sturbridge, MA 01566. The plan is dated 12/30/2019.
- Lenny Jalbert and Christine Tieri came before the Board, L, Jalbert provided an overview of the project at 28 Long Avenue.
- The applicant request consists of a 30x30 addition to the home connected to the garage, a new carport, North and South side paver patios with pergolas, and a south side fireplace.
- Departmental memos were discussed – Project has been approved by the Conservation Commission.
- Lot size and setbacks discussed, setbacks corrected.

**Motion: To grant the Request for Determination to Dennis Antonopoulos & Christine Tieri for property located at 28 Long Avenue as requested to construct a 30x30 addition to the home connected to the garage, construct a new carport, North and South side paver patios with pergolas and a south side fireplace, as shown on Plan #19179, titled "Proposed Site Plan prepared for Dennis W. Antonopoulos & Christine Tieri 28 Long Avenue, Sturbridge, MA" by Jalbert Engineering, Inc. (54 Main Street Sturbridge, MA 01566.) dated 12/30/2019.**

**By: D. Trapasso**

**2<sup>nd</sup>: T. Earls**

**Vote: All in Favor (5-0)**

#### **Determination – 96 Westwood Drive – Neil Scioletti**

##### **Documents Reviewed:**

- Request for Determination – 96 Westwood Drive Application
- Drawn Rendering of 96 Westwood Drive
- Departmental Memos – Planning, Fire, Building, & Conservation
- A Plan titled: "Plot Plan for Rosalie Minardi 96 Westwood Drive Sturbridge, Massachusetts". The plan was prepared by Jalbert Engineering, Inc. 54 Main Street Sturbridge, MA 01566. The plan is dated 12/08/09, revised 1/21/20.
- Neil Scioletti came before the board and provided an overview of the project proposed for 96 Westwood Drive.
- Applicant was requesting the demolition of existing 10x12 and 8x10 decks in back of home and replace with a new 12x10 addition, and the demolition of an existing front porch and replace with a new 4.5x4.5 mudroom.

**Motion: To grant the Request for Determination to Neil Scioletti for property located at 96 Westwood Drive as requested to replace existing 10x12 and 8x10 decks in rear of the home with a new 12x10 addition and replace an existing front porch with a new 4.5x4.5 mudroom, as shown on Plan #09368, titled "Plot Plan for Rosalie Minardi 96 Westwood Drive Sturbridge, Massachusetts" by Jalbert Engineering, Inc. (54 Main Street Sturbridge, MA 01566.) dated 12/08/19, revised 1/21/2020.**

**By: D. Trapasso**

**2<sup>nd</sup>: M. Cooney**

**Vote: All in Favor (5-0)**

#### **Determination – 1 Hawthorne Road – Tim O'Brien**

Documents Reviewed:

- Request for Determination – 1 Hawthorne Road
  - Abutters List – 1 Hawthorne Road
  - Taxes Paid Document
  - Departmental Memos – Planning, Fire, Building, & Conservation
  - A Plan titled: “Plot Plan of Land in Sturbridge, MA for Richard A Washburn and Ruth A. Washburn”. The plan was prepared by Robert F. Para, 390 Alpine Drive, Southbridge, MA 01550. No date.
- 
- Tim O’Brien came before the Board and provided an overview of the project proposed for 1 Hawthorne Road.
  - Applicant was requesting the addition of a 12’x14’ deck in the back corner of the home where the house meets the breezeway.
  - The Board discussed the proposed project the presented plot plan (date unclear)

**Motion: To grant the Request for Determination to Tim O’Brien for property located at 1 Hawthorne Road as requested to construct a 12’x14’ deck in the back corner of the home where the house meets the breezeway, as shown on Plan, titled “Plot Plan of Land in Sturbridge, MA for Richard A Washburn and Ruth A. Washburn” by Robert F. Para (390 Alpine Drive, Southbridge, MA 01550) Date unclear.**

**By: M. Cooney**

**2<sup>nd</sup>: T. Trapasso**

**Vote: 4-0-1 (T. Earls Abstained)**

\* The Board took a short recess from 7:24pm to 7:35pm

**Determination – 10 Fairgrounds Road – Henry & Cindy Simonelli**

Documents Reviewed:

- Request for Determination – 10 Fairgrounds Road
  - Description of Project – 10 Fairgrounds Road, Sturbridge, MA
  - Photos of the property at 10 Fairgrounds Road
  - Abutters List – 1 Hawthorne Road
  - Mortgage Inspection Plot Plan, Job No. 19019 Property Location: 10 Fairgrounds Road, Sturbridge, MA, prepared by Jalbert Engineering, Inc. 54 Main Street, Sturbridge, MA 01566
  - Exhibit E – Sketch of Existing House at 10 Fairgrounds Road, Sturbridge, MA
  - Exhibit F – Sketch of Proposal for 10 Fairgrounds Road, Sturbridge, MA
  - A Plan titled: “Proposed Site Plan Henry R. Simonelli 10 Fairgrounds Road Sturbridge, Massachusetts”. The plan was prepared by Jalbert Engineering, Inc., 54 Main Street Sturbridge, MA 01566. The plan is dated, 2/3/20, revised 2/4/20. DWG 20016.
  - Departmental Memos – Planning, Fire, DPW, & Building
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- Henry Simonelli came before the Board and provided an overview of the project proposed for 10 Fairgrounds Road.
  - Applicant was requesting to restore an existing stone retaining wall, restore the stone foundation of existing shed, remove and replace an existing dock, lift existing house 3.5’, remove existing enclosed porch facing the lake and replace with a 142 sq.ft. addition to square off the house, construct a 26’x12’ wide deck placed along the length of new addition,

exterior staircase to the deck, possible 12'x12' screen room over a portion of the deck, and the replacement of underground wiring and piping from house to shed.

- The Board discussed clarification of square footage, and the raising of the roofline higher to get pitch.

**Motion:** To grant the Request for Determination to Henry and Cindy Simonelli for property located at 10 Fairgrounds Road as requested to restore stone retaining wall, restore the foundation of an existing shed, remove and replace existing dock, lift existing house 3.5', replace existing porch with a 142 sq.ft. addition, as shown on Plan 20016, titled "Proposed Site Plan Henry R. Simonelli 10 Fairgrounds Road Sturbridge, Massachusetts" by Jalbert Engineering, Inc. (54 Main Street Sturbridge, MA 01566) Dated 2/3/20, revised 2/4/20, revised 2/14/20.

**By:** T. Trapasso

**2<sup>nd</sup>:** T. Earls

**Vote:** All in Favor (5-0)

#### Old Business

None

#### New Business

None

#### Adjournment

**Motion:** To adjourn at 7:58pm. **By:** M. Cooney

**2<sup>nd</sup>:** D. Trapasso

**Vote:** All in Favor (5-0)

The meeting adjourned at 7:58PM.

**Minutes prepared by:** Jeneé Lacy

**Chair of the Board:** by Jean M. Bourbon

**Date signed:** 6/23/2020