

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, July 15, 2020
Virtual**

Present:

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

Absent:

William Zelenak
Elizabeth Banks

Also Present:

Lenny Jalbert, Jalbert Engineering
Fred Trifone, 103 Shore Road

Vice Chair Young called the meeting to order at 6:30pm, J. Bubon read the agenda and the Covid notice.

Approval of Minutes

June 17, 2020

Motion: To approve the minutes as written. By: D. Trapasso

2nd: M. Cooney

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

- T. Earls – Yes
- D. Trapasso – Yes
- M. Young – Yes
- F. Onwubueke – Yes
- M. Cooney – Yes

Public Hearing – Special Permit – 108 South Shore Drive – Howard & Michelle Ser

Documents Reviewed:

- Request for Special Permit– 108 South Shore Drive Application
- A Plan titled, “Proposed Site Plan” Dated 3/19/20, Revised 6/2/20 & 7/1/20
- Maps of the property
- Town Planner Report

- *Comments from Rebecca Gendreau, Conservation, dated 6-23-20*
- *Comments from John Marinelli, Fire, dated 6-23-20*
- *Comments from Ken Lacey, Health, dated 7-1-20*

M. Young opened the public hearing and J. Bubon read the legal notice.

L. Jalbert presented the project to the ZBA.

The Board discussed:

- The structures on the property, including the existing tent and shed
- Removal of trees & Conservation approval
- If any comments from Abutters were received – none
- Moving the septic tank
- Moving the garage closer to the road

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

2nd: M. Cooney

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

- T. Earls – Yes
- D. Trapasso – Yes
- M. Young – Yes
- F. Onwubueke – Yes
- M. Cooney – Yes

Motion: To find that the proposal by Howard and Michelle Ser to allow the construction of a 24'x26' single story garage to the home resulting in a new right side setback non-conforming and will not be more detrimental to the neighborhood than the existing non-conformity setback because the other lot sizes in the vicinity of the property are all relatively small and have accessory structures including garages and sheds. By: D. Trapasso

2nd: M. Cooney

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

- T. Earls – Yes
- D. Trapasso – Yes
- M. Young – Yes
- F. Onwubueke – Yes
- M. Cooney – Yes

Motion: To grant the special permit request which is outlined in the application and documentation provided as shown on plan titled “Proposed Site Plan” Prepared for Howard and Michelle Ser 108 South Shore Drive, prepared by Lenny Jalbert, 54 Main Street Sturbridge, dated 3-19-20, plan number 20033, revision number 2 dated 7-1-20, if approved all necessary permits shall be obtained and filed prior to any construction. By: M. Cooney

2nd: D. Trapasso

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

- T. Earls – Yes
- D. Trapasso – Yes
- M. Young – Yes
- F. Onwubueke – Yes
- M. Cooney – Yes

Public Hearing – Special Permit – 103 Shore Road – Lisa Carter & Alfred Trifone

Documents Reviewed:

- Request for Special Permit– 103 Shore Road Application
- A Plan titled, “Proposed Site Plan” Dated 7/25/2017, Revised 9/26/2017
- Property deed
- Town Planner Report
- Comments from Rebecca Gendreau, Conservation, dated 6-22-20
- Comments from John Marinelli, Fire, dated 6-17-20
- Comments from Mark Augello, DPW, dated 6-19-20 & 6-26-20

M. Young opened the public hearing and J. Bubon read the legal notice.

F. Trifone presented the project to the ZBA.

The Board discussed:

- Expiring DEP permit
- DPW comments

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

2nd: T. Earls

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

- T. Earls – Yes
- D. Trapasso – Yes
- M. Young – Yes
- F. Onwubueke – Yes
- M. Cooney – Yes

Motion: To find that the proposal by Lisa Carter and Alfred Trifone to allow the construction of a 5'x11.5' deck to the home resulting in an increase percentage in lot coverage will not be more detrimental to the neighborhood lot sizes in the vicinity of the property are all relatively small and most contain single family homes some with accessory structures and most with decks or porches. By: D. Trapasso

2nd: M. Cooney

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

- T. Earls – Yes
- D. Trapasso – Yes
- M. Young – Yes

- F. Onwubueke - Yes
- M. Cooney - Yes

Motion: To grant the special permit pursuant to Chapter 20.05 and Chapter 24.09 (a-e) of the Zoning Bylaw to expand, change, or alter a pre-existing, non-conforming structure or uses for the property located at 103 Shore Drive for the construction of a 5'x11.5' deck to the house which will result in an increase in percentage of lot coverage as shown on the plan titled "Proposed Site Plan" Drawn for Alfred Trifone and Lisa Carter located at 103 Shore Road, prepared by Trifone Design Associates, Inc. Plan date 7/5/2017 DWG#: 287-064 Revision A dated 9/26/2017. By: D. Trapasso

2nd: T. Earls

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

- T. Earls - Yes
- D. Trapasso - Yes
- M. Young - Yes
- F. Onwubueke - Yes
- M. Cooney - Yes

Old Business

None

New Business

None

Adjournment

Motion: To adjourn. By: D. Trapasso

2nd: M. Young

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

- T. Earls - Yes
- D. Trapasso - Yes
- M. Young - Yes
- F. Onwubueke - Yes
- M. Cooney - Yes

The meeting adjourned at 7:10pm.

Minutes prepared by: Jeneé Lacy

On behalf of the

Chair of the Board: Jean M. Bubon
Town Planner

Date signed: 1-29-2021