

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, September 30, 2020
Virtual**

Present:

Thomas Earls
Diane Trapasso
Margaret Cooney
Elizabeth Banks
William Zelenak
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

Absent:

Fidelis Onwubueke
Michael Young

Also Present:

Lenny Jalbert – Jalbert Engineering
Josh Cottone – 1 Cedar Pond Road

Chair Banks called the meeting to order at 6:30pm, read the agenda and the Covid notice.

Public Hearing – Special Permit – 1 Cedar Pond Road – Cory & Josh Cottone

J. Bubon read the Public Hearing Legal Notice.

E. Banks discussed the Town Planner report and Departmental comments regarding the application.

L. Jalbert discussed the project – installation of 24'x24' attached garage to the house and taking out the trailer.

Project has been approved by Conservation with order of conditions.

The Board discussed the property frontage and the entrance of the garage relative to the driveway, square footage of the garage, and whether there would be heat and water in the proposed garage (water – no, heat – maybe later).

E. Banks discussed her site visit to the property.

**Motion: To Close the Public Hearing. By: M. Cooney
2nd: D. Trapasso**

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

- T. Earls – Yes
- D. Trapasso – Yes
- E. Banks – Yes
- W. Zelenak – Yes
- M. Cooney – Yes

Motion: To find, 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 of uses for the property located at 1 Cedar Pond Road, that the proposal by Cory and Josh Cottone, for the construction of a 24' x 24' garage addition added to the existing residence with a setback of 9.39' on the easterly side and a setback of 7.83' on the southeast corner, will be adding 576 sq.ft. to the coverage of the lot. A trailer that is located at the northerly end of the lot containing 160 sq. ft. will be removed. Presently the lot has 17.08% coverage and with the construction of the new garage the proposed coverage will be 20.44%. The foundation located on the easterly side of the site will be removed and replaced to conform to the state building code. Construction of the new garage and foundation will be outside the 50' buffer zone. The erosion control barrier depicts the limit of work that will take place on the site. The project proposed by the applicant will not be more detrimental to the neighborhood since the applicant is proposing drip strips that will capture his roof runoff and infiltrate that back into the ground and this proposal has been reviewed and approved by the Conservation Commission. By: D. Trapasso

2nd: M. Cooney

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

- T. Earls – Yes
- D. Trapasso – Yes
- E. Banks – Yes
- W. Zelenak – Yes
- M. Cooney – Yes

Motion: To grant the special permit for the construction of a 24'x24' garage addition, which will result in an increase in percentage of lot coverage as shown on the plan entitled "Proposed Site Plan Prepared for Cory Cottone 1 Cedar Pond Road, Sturbridge, MA". Plan #19132, Dated 10/17/2019, Revision #3 Dated 8/4/2020. The plan was prepared by Jalbert Engineering, Inc., 54 Main Street Sturbridge, MA 01566; By: D. Trapasso

2nd: M. Cooney

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

- T. Earls – Yes
- D. Trapasso – Yes
- E. Banks – Yes
- W. Zelenak – Yes
- M. Cooney – Yes

Documents Reviewed:

- Application for Special Permit;
- Filing fee;
- A Certified List of Abutters;
- A plan entitled "Proposed Site Plan Prepared for Cory Cottone 1 Cedar Pond Road, Sturbridge, MA". The plan was prepared by Jalbert Engineering, Inc., 54 Main Street Sturbridge, MA 01566, Plan # 19132, Dated 10/17/2019, Revision #3 Dated 8/4/2020;
- A plan entitled "Plan of Land in Sturbridge Mass Surveyed for Leona Greene Estate"
- Proposed garage rendering;
- Copy of the property deed;
- Town Planner Report;
- Department Head Memos;

Approval of Minutes

August 19, 2020

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

2nd: T. Earls

Roll Call Vote: (4-0-1)

- T. Earls – Yes
- D. Trapasso – Yes
- E. Banks – Yes
- W. Zelenak - Abstained
- M. Cooney – Yes

Correspondence – 508 International

J. Bubon discussed the correspondence regarding 508 International and stated she would update the board if anything changes.

The Board discussed the correspondence.

Old Business

M. Cooney asked what was happening with Rapscaillon. J. Bubon stated that they are moving their brewing operation to Spencer but they will be keeping the taproom in Sturbridge.

New Business

Date for the next ZBA meeting = October 21, 2020

Adjournment

Motion: To adjourn. By: T. Earls

2nd: D. Trapasso

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

- T. Earls - Yes
- D. Trapasso - Yes
- E. Banks - Yes
- W. Zelenak - Yes
- M. Cooney - Yes

The meeting adjourned at 7:13pm.

Minutes prepared by: Jeneé Lacy

On behalf of the
Chair of the Board: Juan M. Benson
Town Planner

Date signed: 2-11-2021