

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, April 21, 2021
Virtual**

Present:

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

Also Present:

Lenny Jalbert, Jalbert Engineering
Brian Oxman, 20 Cedar Lake Drive
Jennifer Casaubon, 57 Caron Road
Jesse Casaubon, 57 Caron Road

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

J. Bubon read the Covid notice.

Approval of Minutes

March 21, 2021

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

2nd: F. Onwubueke

Roll Call Vote: (6-0-1)

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

Public Hearing – Special Permit – 20 Cedar Lake Drive – Brian & Sarah Oxman

The applicant is requesting a Special Permit to allow the demolition of the existing home and outbuilding and the construction of a new single family home and outbuilding on the property.

J. Bubon read the Public Hearing Legal Notice.

B. Oxman discussed the background of the property and presented the proposed construction. He stated that it would end up being a reduction in lot coverage and the project had been approved by the Conservation Commission.

L. Jalbert discussed the proposed improvements to the landscape and the reduction in lot coverage.

E. Banks stated that she visited the property and asked if the new shed would have electricity and plumbing. B. Oxman stated that he would like to make the new shed into an office with electricity.

The Board discussed the dimensions and foundation of the shed, the dimensions would be staying the same and the shed would not have a foundation but would be suspended.

Motion: To close the public hearing. By: M. Young

2nd: M. Cooney

Roll Call Vote: All in Favor (6-0)

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

Motion: To find that the proposal by Brian & Sarah Oxman, for the property located at 20 Cedar Lake Drive, will not be more detrimental to the neighborhood because by combining the two lots the lot coverage is less than having two homes on each lot, plus the new home and the outbuilding as proposed is consistent with the neighborhood and will not result in detriment to the neighborhood.

By: D. Trapasso

2nd: M. Young

Roll Call Vote: All in Favor (6-0)

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

Motion: To grant the Special permit pursuant to Chapter 20, Section 20.05 and Chapter 24, Section 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 20 Cedar Lake Drive, to demolish and rebuilt an existing single family home and shed, new foundations will be built to support both buildings. A second floor will be added to the single family home and office will be located in the shed as shown on the plan entitled "Proposed

Site Plan for Brian D. & Sarah J. Oxman" prepared by Jalbert Engineering, plan date February 18, 2021, DWG #19157, revision # 2 dated March 30, 2021. By: D. Trapasso
2nd: M. Cooney

Roll Call Vote: All in Favor (6-0)

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

Documents Reviewed:

- Application for Special Permit;
- Filing fee;
- A Certified List of Abutters;
- A plan entitled "Proposed Site Plan prepared for Brian D. & Sarah J. Oxman 20 Cedar Lake Drive, Sturbridge, MA" The plan was prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566. The plan date is February 25, 2021 and revised March 30, 2021 to add new foot print and plantings.
- Town Planner Report;
- Department Head Memos;

Determination – 57 Caron Road – Jennifer & Jesse Casaubon

The applicant is requesting a determination to allow the construction of an addition, landings, stairs, and patio on the premises.

Jesse Casaubon presented their project proposal.

L. Jalbert discussed other improvements to the property.

The Board was happy with the improvements to the property.

Motion: To grant the determination to Jennifer and Jesse Casaubon to construct an addition, landings and stairs and patio on the premises of 57 Caron Road as seen on the plan titled "Proposed Site Plan Jesse & Jennifer Casaubon 57 Caron Road Sturbridge, MA." Prepared by Jalbert Engineering, Inc. (54 Main Street Sturbridge, Massachusetts 01566) Dated 3/16/21; DWG #: 21014. By: D. Trapasso

2nd: M. Cooney

Roll Call Vote: All in Favor (6-0)

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

Documents Reviewed:

- Application for Determination;
- A plan entitled "Proposed Site Plan Jesse & Jennifer Casaubon 57 Caron Road Sturbridge, Massachusetts" Prepared by Jalbert Engineering, Inc (54 Main Street Sturbridge, MA) dated 3/16/21, DWG #21014;
- A Construction Plan set entitled "Casaubon Residence 57 Caron Road Sturbridge, Massachusetts" dated 3/16/21, Numbers 1.7 – 2.0;
- Town Planner Report;
- Department Head Memos;

Old/New Business

M. Young respectfully suggested that the Board try to listen more intently to other member's questions during a proposal to lessen repeating questions.

E. Banks stated that she didn't realize the last meeting was Bill Zelenaks last meeting and wished him well. She asked if the Board had a new member. J. Bubon stated that the new members name is David Zonia and he would be starting next meeting.

J. Bubon asked the Board how they felt about meeting in a hybrid arrangement in which the Board would be in person but the applicants would still be virtual. The majority of the Board stated that they would be okay with that arrangement and J. Bubon stated that they would do the first hybrid meeting on May 19th.

J. Bubon asked if the Board would like to reorganize at the next meeting, the Board was okay with this.

Adjournment

Motion: To adjourn. By: M. Young

2nd: T. Earls

Roll Call Vote: All in Favor (6-0)

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

The meeting adjourned at 7:27 PM

Minutes prepared by: Jeneé Lacy

On behalf of

Chair of the Board:

Jean M. Bubon

Date signed: 5.25.2021