

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, October 20, 2021
Town Hall**

APPROVED

DEC 15 2021

DESIGN REVIEW
COMMITTEE

Present:

Elizabeth Banks
Michael Young
Margaret Cooney
Thomas Earls
Fidelis Onwubueke
Jeneé Lacy, Administrative Assistant

Absent:

Diane Trapasso
David Zonia

Also Present:

Buddy Soper, 92 Stallion Hill Road
Stephen Comtois, 584 Main Street

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

Approval of Minutes

August 18, 2021

M. Cooney stated that the Board should defer voting to approve the minutes until next meeting since D. Trapasso and D. Zonia were absent.
The Board agreed to hold off voting on the minutes of August 18, 2021 until the next meeting.

Determination – 92 Stallion Hill Road – Pamela Soper

The applicant is requesting a determination for the construction of a 26x28 addition on to the existing dwelling.

B. Soper came forward and gave a brief overview of the proposed project.
E. Banks went over the Town Planner report and comments from other departments.
M. Cooney explained that the proposed project is appropriate as a determination because it is not an accessory dwelling unit even though it has a kitchen, it does not have a separate entrance which makes it an extension of the existing living space.

Motion: To grant the Determination to Pamela Soper, located at 92 Stallion Hill Road as requesting to construct a 26'x28' addition to the existing dwelling, as shown on plan drawing number 92305, dated July 21, 1992, Sanitary Sewage Disposal System – New, prepared for Clarence Soper 92 Stallion Hill Road Sturbridge, MA. Prepared by Jalbert

Engineering, Inc. (67 Hall Road (old address)) Rev. 9/30/2021. The proposal does not intensify or create additional non-conformities, approval is granted provided that all issues and concerns and permits deemed necessary by various boards, etc. be adhered to and in compliance prior to any construction.

By: M. Cooney

2nd: F. Onwubueke

Vote: All in Favor (5-0)

Documents Reviewed:

- *Application for Determination;*
- *A Certified List of Abutters;*
- *Property tax release;*
- *Lot Lines Map 92 Stallion Hill Road;*
- *A plan entitled "Sanitary Sewage Disposal System - New" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, at the time 67 Hall Road Sturbridge, MA 01566, The plan date is July 21, 1992; DWG # 92305 – with updated drawings to show proposed addition.*

Determination – 584 Main Street – Stephen Comtois

The applicant is requesting a determination to raze and rebuild a two family house in the existing footprint.

S. Comtois came before the Board and explained the project to the Board.

E. Banks went over the Town Planner report and the department memos.

M. Young asked if the foundation will be redone, S. Comtois stated yes.

T. Earls asked if there was enough room on the lot for demolition equipment and asked if the shed in the back was also being demolished. S. Comtois stated that yes the shed in the back was also being demolished and there would be plenty of room for demolition and that they weren't going to have a dumpster, they will take all demolition materials off site for disposal.

The Board discussed the sheds in the back of the property.

E. Banks asked if the applicant had already met with the Historic Commission. S. Comtois discussed the history of the building and stated that he will be meeting with the Fire Department and the Building Inspector and will ask about the Historic process but since the building can't be salvages he doesn't think they will need historic approval.

Motion: To grant a determination to Stephen Comtois for property located at 584 Main Street as requested to allow the demolition of an existing two family home and to construct a new two family home on a slightly reduced footprint as shown on plan drawing number 21106, dated 9-23-21, Site Plan for Stephen J. Comtois II, 584 Main Street, Sturbridge, MA, prepared by Jalbert Engineering, Inc. 54 Main Street, Sturbridge, MA 01566, no revisions shown, the proposal does not intensify or create additional non-conformities, approval is granted provided that all issues, concerns,

and permits deemed necessary by various boards, etc, be adhered to and in compliance prior to any construction.

By: M. Cooney

2nd: M. Young

Vote: All in Favor (5-0)

Documents Reviewed:

- *Application for Determination;*
- *A Certified List of Abutters;*
- *Property tax release;*
- *Proposed House Renderings;*
- *A plan entitled "Site Plan for: Stephen J. Comtois II 584 Main Street, Sturbridge, MA" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, The plan date is September 23, 2021; DWG # 21106.*

Old/New Business

- Next Meeting Dates: November 17 & December 22
- T. Earls stated that he wasn't at the last meeting because he was having some medical issues, but everything is good now.

Adjournment

Motion: To adjourn.

By: F. Onwubueke

2nd: T. Earls

Vote: All in Favor (5-0)

The meeting adjourned at 6:51 PM

Minutes prepared by: Jeneé Lacy