

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, December 15, 2021
Town Hall**

Present:

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

Absent:

Fidelis Onwubueke
David Zonia

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

Approval of Minutes

August 18, 2021

Motion: To approve the minutes of August 18, 2021.

By: M. Cooney

2nd: D. Trapasso

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

October 20, 2021

Motion: To approve the minutes of October 20, 2021.

By: M. Cooney

2nd: M. Young

Vote: 4-0-1 (D. Trapasso Abstained)

Determination – 147 Cedar Street – Fidan Kurtulus

The applicant is requesting a determination for the construction of a 15x24 garage with breezeway. Garage will be attached to the breezeway and the breezeway attached to the home. The existing handicap ramp will be removed.

J. Bubon stated that the applicant couldn't be at the meeting because of a personal emergency and would be presenting for the applicant with their permission. J. Bubon stated that the only reason a Determination is required for this lot is because there is only 100.73" of



frontage, she stated that she has no concerns and recommends the Board grant the Determination.

Motion: To grant the Determination to Fidan Kurtulus for the property located at 147 Cedar Street to allow the construction of a 12x24 garage with breezeway to be attached to the existing home. The proposal does not intensity or create additional non-conformities and the owner may apply for a building permit according to the plans entitled "Proposed Garage at 147 Cedar Street" prepared by Jon L. Fagerstrom, plan dated October 16, 2021, number 49205 and the architectural plans entitled "Proposed Attached Garage for 147 Cedar Street", dated 9/19/2021 number A100 and A101.

By: D. Trapasso

2nd: M. Cooney

Vote: All in Favor (5-0)

Documents Reviewed:

- *Application for Determination;*
- *A Certified List of Abutters;*
- *Letter to the Board;*
- *Departmental Memos;*
- *Town Planner Report;*
- *Architectural plans entitled "Proposed Attached Garage For 147 Cedar Street". Prepared by Jon L. Fagerstrom, dated 9/19/2021, page numbers A100 and A101;*
- *Lot Coverage %;*
- *A plan entitled "Proposed Garage at 147 Cedar Street, Sturbridge, MA Owned by Fidan Ana Kurtulus" Prepared by Jon L. Fagerstrom P.L.S. – 144 Paige Hill Rd, Brimfield, MA, #49205, the plan date is October 16, 2021.*

Old/New Business

- T. Earls stated that he would not be running for re-election to the ZBA because of health reasons.

Adjournment

Motion: To adjourn.

By: D. Trapasso

2nd: M. Young

Vote: All in Favor (5-0)

The meeting adjourned at 6:40 PM

Minutes prepared by: Jeneé Lacy