

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, December 14, 2022
Center Office Building**

Present:

Fidelis Onwubueke
Michael Young
Elizabeth Banks
Diane Trapasso
Jeneé Lacy, Administrative Assistant

Absent:

Marge Cooney
David Zonia
Tom Welch

Also Present:

Daniel Howard, Pioneer Builders
Steve Quink, 37 South Shore Drive
Gary Apher, GA Siding

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

Approval of Minutes

October 19, 2022

Motion: To approve the minutes of October 19, 2022 as written.

By: M. Young

2nd: F. Onwubueke

Vote: 3-0-1 (D. Trapasso Abstained)

Determination – 11 Farquhar Road – Jay & Samantha Boucher

Gary Apher of GA Siding, came before the Board representing the owners of the property. He stated that they were requesting a determination to add a 12'x24' deck and to convert the existing 16'x20' covered deck into a 20'x30' addition. The property requires a determination due to the non-conforming required frontage.

Motion: To grant the Determination to Gary Apher on behalf of Jay and Samantha Boucher for property located at 11 Farquhar Road for the construction of a new 12'x24' deck and to convert the existing 16'x20' covered deck into a 20'x30' addition, as shown on the plans, entitled "Proposed Addition location Plot Plan Sturbridge, MA 11 Farquhar Road for Jean & Samantha Boucher" Prepared by D.J. & Associates. Plan

date 10-11-22 and Architectural Plans prepared by Contractor Gary Apher for Jay & Samantha Boucher 11 Farquhar Road Rev. 2 date 10-11-22. The proposal does not intensify or create any additional non-conformities, and the owner may apply for a Building Permit for the described activities as shown on the attached survey forthwith.

By: D. Trapasso

2nd: M. Young

Vote: All in Favor (4-0)

Documents Reviewed:

- *Determination Application;*
- *A Plan entitled "Proposed Addition Location Plot Plan Sturbridge, MA Location: 11 Farquhar Road Prepared for Jean & Samantha Boucher and the Sturbridge Building Department" Prepared by D.J. & Associates (7 Cedar Street, Clinton, MA 01510) Dated: 10-11-22;*
- *House Elevation plan entitled: "Proposed Kitchen Bedroom Deck Addition Rear Elevation Foundation-Framing" Prepared by Gary Apher. Dated 10-11-22 Rev. 2, pages A1-A3;*
- *Certified Abutters List;*
- *Departmental Memos;*
- *Town Planner Report;*

Determination – 126 Lake Road – Pioneer Builders, LLC

Daniel Howard of Pioneer Builders came before the Board and presented the project. He stated that they are requesting a determination to reconstruct the existing single-family home and add site improvements. L. Banks asked where the property would be accessed from. D. Howard discussed the shared driveway. The Board and applicant discussed the lake of frontage.

Motion: To grant the Determination to Pioneer Builders, LLC submitted by R. Levesque Associates, Inc. for the property owners Nanette Dubin & Tony Mascuck for the property located at 126 Lake Road for the razing of the existing single-family home and shed to allow construction of a new single family home and related site improvements as shown on the plan entitled: "Proposed Single-Family Home Reconstruction 126 Lake Road" Prepared by R. Levesque Associates, Inc. RLA Project #220615, plan date 11-17-22, Rev. A date 11-30-22 and architectural plans prepared by Mascord Design Associates, project #21149CB, plan date 10-15-21. The proposal does not intensify the existing or create addition non-conformities and the owner may apply for a Building Permit for the described activities as shown on the attached survey forthwith.

By: D. Trapasso

2nd: M. Young

Vote: All in Favor (4-0)

Documents Reviewed:

- *Determination Application;*
- *Certified Abutters List;*
- *House Elevation plans Project 21149CB pages 1-4 & G-R, dated 10-15-21, prepared by Alan Mascord Design Associates, Inc. (2187 NW Reed St. Suite 100, Portland, OR 97210);*
- *A site plan entitled: "Proposed Single-Family Home Reconstruction 126 Lake Road Sturbridge, MA. Parcel ID:380-00927-126" Prepared by R. Levesque Associates Inc. (40 School Street Westfield, MA 01085) dated 11-17-22. Rev. A: 11-30-22, project #220615;*
- *Departmental Memos;*
- *Town Planner Report;*
- *Powerpoint Presentation – "126 Lake Road Presentation"*

Determination – 168 Lane 7 – Stephen Quink

Stephen Quink came before the Board and presented the proposal for 168 Lane 7, stating that he was requesting a Determination to raze the existing 19'8"x28' three stall garage to construct a 30'x40' three stall garage. D. Trapasso asked if there were any other improvements being made. S. Quink stated that ice pools in front of the garage so he is going to bring the grade up to be more conforming. F. Onwubueke asked what is going to be where the original garage was. S. Quink stated that he is going to put in crushed stone in the area so that there is drainage.

Motion: To grant the Determination to Stephen Quink at the property located at 168 Lane Seven for the razing of the existing three stall garage and the construction of a new slightly larger three stall garage as shown on the plans entitled, "Notice of Intent Plan 168 Lane Seven for Mr. Stephen Quink, prepared by McClure Engineering, plan date 11-1-17 project #287-1681-1 revision number 1 dated 12-19-17 and Architectural Plans prepared by Soft Plan dated 11-16-20. The proposal does not intensify the existing or create additional non-conformities and the owner may apply for a Building Permit for the described activities as shown on the attached survey forthwith.

By: D. Trapasso

2nd: M. Young

Vote: All in Favor (4-0)

Documents Reviewed:

- *Determination Application;*
- *Certified Abutters List;*
- *Existing Conditions Photo;*
- *Proposed Garage Rendering;*
- *A site plan entitled: "Notice of Intent Plan #168 Lane Seven Sturbridge, MA 01566 Prepared for Mr. Stephen Quink 37 South Shore Road Sturbridge, MA 01566" Prepared*

by McClure Engineering, Inc. (119 Worcester Road, Charlton, MA 01507) Dated: 11-1-17, revised with hand drawn proposal by applicant”

- *House Elevation plan entitled: “Quink Sturbridge, Massachusetts”. Prepared by David Banks – SoftPlan Architectural Design Software, dated 11-16-20, pages 1-9;*
- *An image of a plan with existing garage circled, entitled: “168 Lane Seven existing garage & rebuild” dated Oct. 2022;*
- *Departmental Memos;*
- *Town Planner Report;*

Town Planner Update

- Next Meeting Dates:
 - January 18, 2023

Old/New Business

- None

Adjournment

Motion: To adjourn.

By: F. Onwubueke

2nd: D. Trapasso

Vote: All in Favor (4-0)

The meeting adjourned at 7:00 PM

Minutes prepared by: Jeneé Lacy