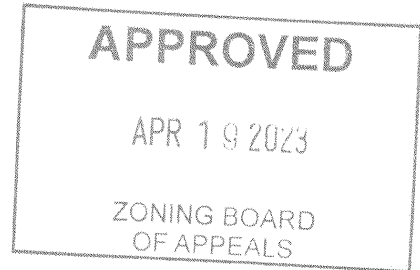


**Sturbridge Zoning Board of Appeals  
Meeting Minutes  
Wednesday, February 15, 2023  
Center Office Building**

**Present:**

Fidelis Onwubueke  
Marge Cooney  
Elizabeth Banks  
Diane Trapasso  
Tom Welch  
Jeneé Lacy, Administrative Assistant



**Absent:**

Michael Young  
David Zonia

**Also Present:**

Jean Bubon, Town Planner  
Charlie Blanchard, 26 Farquhar Road  
Lenny Jalbert, Jalbert Engineering  
Paul Richardson, 28 Farquhar Road  
Jim Yiznitsky, 88 McGargle Road  
Darlene Yiznitsky, 88 McGargle Road  
Johnna Doyle, 63 Beach Ave  
Sean Doyle, 63 Beach Ave  
Bob Muscaro, 72 Paradise Lane  
Dane Stonge, 62 Mt. Dan Road

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

**Approval of Minutes**

December 14, 2022

**Motion: To approve the minutes of December 14, 2022 as written.**

**By: D. Trapasso**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: 3-0-2 (M. Cooney & T. Welch Abstained)**

**Public Hearing – Special Permit – 26 Farquhar Road – The Blanchard Family Trust**

C. Blanchard, of 26 Farquhar Road, came before the Board. D. Trapasso read the legal ad that was posted in the Southbridge Evening news. M. Cooney asked if the abutters returned

notices were received, J. Lacy stated that they were. E. Banks discussed the Town Planner report and departmental comments.

C. Blanchard stated that he was requesting a special permit for the construction of a 24x28 garage on a portion of an existing concrete pad on his property and presented the project to the Board.

E. Banks asked if anyone on the Board had any questions, there were none. She then opened it up to the public for questions or concerns. P. Richardson, of 28 Farquhar Road, came before the Board and asked for clarification on the location of the garage. C. Blanchard discussed the location of the proposed garage. P. Richardson asked if the applicant would need to take down the fence between their properties and stated that he was worried about fire access. C. Blanchard stated that he would not be taking down the fence and stated that the Fire Inspector didn't have any concerns with the project on the Departmental memo. P. Richardson asked if the garage would have electrical and water. C. Blanchard stated that it would have electrical but no water.

**Motion: To close the public hearing for 26 Farquhar Road.**

**By: M. Cooney**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: All in Favor (5-0)**

**Motion: To Find that the proposal by the applicant, The Blanchard Family Trust, pursuant to Article XV §300-15.2 (A-E) of the Zoning Bylaw, to build a garage on a portion of an existing concrete pad on the property located at 26 Farquhar Road will not be more detrimental to the neighborhood.**

**By: D. Trapasso**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: All in Favor (5-0)**

**Motion: To grant the Special Permit pursuant to Article XV §300-15.2(A-E) and Article XVIII §300-18.2(2) of the Zoning Bylaw, to The Blanchard Family Trust, to build a 24x28 garage on a portion of an existing concrete pad at 26 Farquhar Road, according to revised plans entitled: "Special Permit Plan Proposed Garage #26 Farquhar Road" Prepared by Sherman & Frydryk – 3 Converse Street, Suite 203, Palmer, MA 01069, Project Number: 22204, dated 12/8/22" with the following conditions:**

- **All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals;**
- **All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to;**
- **All other necessary permits must be obtained prior to the start of construction;**
- **An as-built must be provided to the Planning Department.**

**By: D. Trapasso**

**2<sup>nd</sup>: M. Cooney**

**Vote: All in Favor (5-0)**

*Documents Reviewed:*

- *Narrative & Application for Special Permit;*
- *Certified list of abutters;*
- *Proposed garage type renderings;*
- *Form B – Building (Massachusetts Historical Commission Archives Building Report)*
- *A plan entitled “Special Permit Plan Proposed Garage #26 Farquhar Road” Prepared by Sherman & Frydryk – 3 Converse Street, Suite 203, Palmer, MA 01069, Project Number 22204, dated: 12.8.22;*
- *Town Planner Report;*
- *Departmental Memos;*
- *Legal Notice;*
- *Certificate of Mailing.*

**Public Hearing – Special Permit – 63 Beach Ave – Sean & Johnna Doyle**

L. Jalbert of Jalbert Engineering, came before the Board. D. Trapasso read the legal ad that was posted in the Southbridge Evening news. M. Cooney asked if the abutters returned notices were received, J. Lacy stated that they were. E. Banks discussed the Town Planner report and departmental comments.

L. Jalbert stated that he was requesting a special permit for the construction of an addition, raising of the structure by 4’-3” within the existing foundation, and to relocate an existing carport and existing shed, as well as the construction of pervious paver walkways and a patio and presented the project to the Board.

E. Banks asked if anyone on the Board had any questions. M. Cooney asked about the number of existing piers under the structure. L. Jalbert stated that 2 of the piers are staying the same. M. Cooney asked if the existing shed is being removed. L. Jalbert stated that it would be removed. E. Banks asked if the carport was staying the same. L. Jalbert stated that it will be the same carport but it will be shifted. The Board discussed the lot coverage % of the property and the other shed on the property, which L. Jalbert stated would not be taken down.

E. Banks opened it up to the public for questions or concerns, there were no comments from the public.

**Motion: To close the public hearing for 63 Beach Ave.**

**By: D. Trapasso**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: All in Favor (5-0)**

**Motion: To Find that the proposal by the applicant, Sean & Johnna Doyle, pursuant to Article XV §300-15.2 (A-E) of the Zoning Bylaw, to construct an addition, raise the structure by 4'-3" within the existing foundation, and to relocate the existing carport and existing shed, as well as construct pervious paver walkways and patio on the property located at 63 Beach Avenue will not be more detrimental to the neighborhood.**

**By: D. Trapasso**

**2<sup>nd</sup>: M. Cooney**

**Vote: All in Favor (5-0)**

**Motion: To Grant the Special Permit pursuant to Article XV §300-15.2 (A-E) and Article XVIII §300-18.2 (2) of the Zoning Bylaw, to Sean & Johnna Doyle, to construct an addition, raise the structure 4'-3" within the existing foundation, and to relocate the existing carport and existing shed, as well as construct pervious paver walkways and patio at 63 Beach Avenue, according to plans entitled "Site Plan for Sean & Johnna Doyle, 63 Beach Avenue, Sturbridge, MA" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, DWG Number 22035, dated 10/11/22, Rev 1: 11/29/22 and an architectural plan entitled "Proposed New Construction for Doyle Residence 63 Beach Avenue Sturbridge, Massachusetts" Prepared by Architectural Insights – 3 Converse Street, Palmer, MA 01089, Project #: 22-05, dated 7/22/22; with the following conditions:**

- **All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals;**
- **All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to;**
- **All other necessary permits must be obtained prior to the start of construction;**
- **An as-built must be provided to the Planning Department.**

**By: D. Trapasso**

**2<sup>nd</sup>: M. Cooney**

**Vote: All in Favor (5-0)**

**Documents Reviewed:**

- *Narrative & Application for Special Permit;*
- *Certified list of abutters;*
- *A plan entitled: "Site Plan for Sean and Johnna Doyle 63 Beach Avenue, Sturbridge, MA" prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, DWG Number: 22035, dated 10/11/22, Rev 1: 11/29/22;*
- *An architectural plan entitled "Proposed New Construction for: Doyle Residence 63 Beach Avenue Sturbridge, Massachusetts" Prepared by Architectural Insights – 3 Converse Street, Palmer, MA 01089, Project #:22-05, dated 7/22/22;*
- *Town Planner Report;*
- *Departmental Memos;*

- *Legal Notice;*
- *Certificate of Mailing.*

### **Public Hearing – Special Permit – 72/72A Paradise Lane – Robert & Lia Muscaro**

L. Jalbert of Jalbert Engineering, came before the Board. M. Cooney read the legal ad that was posted in the Southbridge Evening news. M. Cooney asked if the abutters returned notices were received, J. Lacy stated that they were. E. Banks discussed the Town Planner report and departmental comments.

L. Jalbert stated that he was requesting a special permit to raze and rebuild the existing single family home at 72/72A Paradise Lane with related site improvements and presented the project to the Board.

E. Banks asked if anyone on the Board had any questions. F. Onwubueke asked where the new location of the house would be. L. Jalbert stated that they would be pushing the house back away from the water, closer to the road and that all setbacks are within the zoning regulations. M. Cooney asked if the lot coverage percentages was increasing. L. Jalbert stated that it wouldn't be increasing. F. Onwubueke asked if the existing shed would be removed. L. Jalbert stated that it would be. E. Banks asked about the elevation drop between the house and the driveway and about the location of the propane tank. L. Jalbert stated that they would be raising the house up to be even with the parking and discussed where the propane tank would be moved to.

E. Banks opened it up to the public for questions or concerns, there were no comments from the public.

**Motion: To close the Public Hearing for 72/72A Paradise Lane.**

**By: D. Trapasso**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: All in Favor (5-0)**

**Motion: To Find that the proposal by the applicant Robert M. & Lisa A Muscaro, pursuant to Article XV §300-15.2 (A-E) of the Zoning Bylaw, to raze and rebuild an existing single family home with related site improvements as shown on the plans and documents provided with the front setback reduced to 24.8' where 30' is required on the property located at 72/72A Paradise Lane, will not be more detrimental to the neighborhood.**

**By: D. Trapasso**

**2<sup>nd</sup>: M. Cooney**

**Vote: All in Favor (5-0)**

**Motion: To grant the Special Permit pursuant to Article XV §300-15.2 (A-E) and Article XVIII §300-18.2 (2) of the Zoning Bylaw, to Robert M. & Lisa A. Muscaro, to raze and rebuild an existing single family home with related site improvements with the front setback reduced to 24.8' where 30' is required at 72/72A Paradise Lane,**

according to plans entitled: "Site Plan For Robert M. & Lisa A. Muscaro, 72/72A Paradise Lane, Sturbridge, MA" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, DWG Number: 21098, dated 4/7/22, Rev 1: 6/9/22, Rev 2: 6/23/22, Rev 3: 9/22/22, Rev 4: 10/27/22 and an untitled architectural plan; with the following conditions:

- All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals;
- All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to;
- All other necessary permits must be obtained prior to the start of construction;
- An as-built must be provided to the Planning Department.

By: D. Trapasso

2<sup>nd</sup>: T. Welch

Vote: All in Favor (5-0)

Documents Reviewed:

- Narrative & Application for Special Permit;
- Certified list of abutters;
- A plan entitled "Site Plan For Robert M. & Lisa A. Muscaro, 72/72A Paradise Lane, Sturbridge, MA" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, DWG Number: 21098, dated 4/7/22, Rev 1: 6/9/22, Rev 2: 6/23/22, Rev 3: 9/22/22, Rev 4: 10/27/22;
- An untitled architectural plan;
- Town Planner Report;
- Departmental Memos;
- Legal Notice;
- Certificate of Mailing.

**Public Hearing – Special Permit – 88 South Shore Drive – Stephen & Marcy Reed**

L. Jalbert of Jalbert Engineering, came before the Board. M. Cooney read the legal ad that was posted in the Southbridge Evening news. M. Cooney asked if the abutters returned notices were received, J. Lacy stated that they were. E. Banks discussed the Town Planner report and departmental comments.

L. Jalbert stated that he was requesting a special permit to renovate the existing cottage and add an addition to allow for a two story home and attached garage and presented the project to the Board.

E. Banks asked if anyone on the Board had any questions. E. Banks asked if the existing home was being knocked down. L. Jalbert stated that, that was the applicants' original plan but they changed their minds and decided to renovate and expand instead, he also discussed the Conservation Commission approval. F. Onwubueke asked if the new house

would be two floors. L. Jalbert stated that the new house would have two floors and a basement, with the garage on the basement floor. The Board and L. Jalbert discussed the garage. T. Welch stated that the address of the lot is 88 South Shore Drive but that the application also says 84 South Shore Drive. L. Jalbert stated that the two addresses are assessed together. The Board and L. Jalbert discussed the location of the well.

E. Banks opened it up to the public for questions or concerns, there were no comments from the public.

**Motion: To close the Public Hearing for 88 South Shore Drive.**

**By: D. Trapasso**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: All in Favor (5-0)**

**Motion: To Find that the proposal by the applicant Stephen B. & Marcy L. Reed, pursuant to Article XV §300-15.2 (A-E) of the Zoning Bylaw, to renovate the existing cottage and add an addition to allow for a two story home and attached garage, the lot coverage will increase to 16.80% where 15% is allowed on the property located at 88 South Shore Drive, will not be more detrimental to the neighborhood.**

**By: D. Trapasso**

**2<sup>nd</sup>: T. Welch**

**Vote: All in Favor (5-0)**

**Motion: To grant the Special Permit pursuant to Article XV §300-15.2 (A-E) and Article XVIII §300-18.2 (2) of the Zoning Bylaw, to renovate the existing cottage and add an addition to allow for a two story home and attached garage at 88 South Shore Drive, according to the plans entitled: "Proposed Site Plan located at: 88 South Shore Road Sturbridge, Massachusetts for: Steven B. Reed & Marcy L. Reed" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, DWG Number: 21046, dated 2/17/22; Rev.6: 10/18/22 and an untitled architectural plan.**

**With the following conditions:**

- All construction and site improvements shall be in conformance with the plans submitted and approved by the Zoning Board of Appeals;
- All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to;
- All other necessary permits must be obtained prior to the start of construction;
- An as-built must be provided to the Planning Department.

**By: D. Trapasso**

**2<sup>nd</sup>: M. Cooney**

**Vote: All in Favor (5-0)**

**Documents Reviewed:**

- *Narrative & Application for Special Permit;*

- *Certified list of abutters;*
- *A plan entitled "Proposed Site Plan located at: 88 South Shore Road Sturbridge, Massachusetts for: Steven B. Reed & Marcy L. Reed" Prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge, MA 01566, DWG Number: 21046, dated 2/17/22; Rev.6: 10/18/22;*
- *An untitled architectural plan;*
- *Town Planner Report;*
- *Departmental Memos;*
- *Legal Notice;*
- *Certificate of Mailing.*

### **Determination – 88 McGargle Road – James & Darlene Yiznitsky**

James and Darlene Yiznitsky came before the Board. E. Banks discussed the departmental comments. E. Banks asked about a Town Planner Report. J. Lacy stated that this application was a last minute add on and since the Town Planner is out of medical leave there is no report.

J. Yiznitsky stated that he was requesting a determination to raise the existing roof by 4' and to add 15'6x24' dormers to the front and rear of the roof as well as install piers under the existing cottage and presented the project to the Board.

E. Banks asked if anyone on the Board had any questions. T. Welch asked if the existing shed was staying and if there were be some sort of enclosure under the house. J. Yiznitsky stated that it was and that they would most likely put in lattice under the house. The Board and applicant discussed the renovation and the applicant stated that they were making it safer and livable.

**Motion: To grant the Determination to James & Darlene Yiznitsky for the property located at 88 McGargle Road to raise the existing roof by 4' and to add 15'6"x24' dormers to the front and rear of the roof and to install piers under the existing cottage as shown on the plans entitled "Plot Plan prepared for James and Darlene Yiznitsky", prepared by Levesque Geomatics, Inc., plan date: March 16, 2020; job number: JY01-001, rev. 2 dated: 12/10/2022 and Architectural plans entitled: "Jim and Darlene Yiznitsky" prepared by McCann Architectural Drafting, plan date: 2/1/23. The proposal does not intensify the existing or create additional non-conformities and the applicant may apply for a building permit for the prescribed activities.**

**By: D. Trapasso**

**2<sup>nd</sup>: T. Welch**

**Vote: All in Favor (5-0)**

### **Documents Reviewed:**

- *Application for Determination;*
- *Certified list of abutters;*



- *A plan entitled "Plot Plan of Map 4054, Lot 88 Prepared for James & Darlene Yiznitsky, 88 McGargle Road Tow of Sturbridge Worcester County Commonwealth of Massachusetts" Prepared by Levesque Geomatics, Inc. – 43 Glendale Road, Sturbridge, MA 01518. Dated: 3/16/202, Rev1: 5/23/2022, Rev2:12/20/2022, Job No: JY01-001;*
- *An architectural plan entitled: "Jim + Darlene Yiznitsky", prepared by McCann Architectural Drafting, dated: 2/1/23;*
- *Departmental Memos;*

#### **Town Planner Update**

- Next Meeting Dates:
  - March 15, 2023

#### **Old/New Business**

- None

#### **Adjournment**

**Motion: To adjourn.**

**By: F. Onwubueke**

**2<sup>nd</sup>: D. Trapasso**

**Vote: All in Favor (5-0)**

The meeting adjourned at 8:00 PM

**Minutes prepared by: Jeneé Lacy**