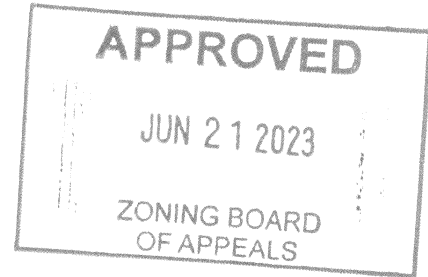


**Sturbridge Zoning Board of Appeals  
Meeting Minutes  
Wednesday, May 31, 2023  
Center Office Building**

**Present:**

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



**Absent:**

David Zonia

**Also Present:**

Jacob Murray, Waterfield Design Group  
Mark McKeivitz, ICON Architecture  
Matthew Jette, 18 Tantasqua Shore Drive  
Carol Gaudreau, 4 Arnold Road

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

**Public Hearing – Special Permit – 480 Main Street – Senior Center**

D. Trapasso read the legal notice that was posted in the Southbridge Evening News. E. Banks discussed the Town Planner report and the departmental memos. J. Murray and M. McKeivitz came before the Board and J. Murray presented the project to expand the parking lot within the required rear setback of the property to accommodate the proposed expansion of the Senior Center and additional parking.

T. Welch asked if a traffic study was done. J. Murray stated that a traffic study wasn't done but they do not anticipate any issues.

E. Banks asked if the parking lot entrance would be staying the same and how many more parking spaces are being created. J. Murray stated that the entrance is the same and they will be going from 28 to 49 parking spaces.

M. Cooney asked about putting up bollards and how many seniors from other towns go to the senior center. J. Murray discussed the curbs around the parking lot. J. Lacy stated that Jean Bubon had checked with Leslie Wong and there are around 38 seniors from other Towns that use the senior center.

E. Banks asked if there was anyone from the audience that had any questions or comments. Carol Gaudreau, of 4 Arnold Road, asked how high the fence would be between the senior

center parking lot and her property and asked about the dumpster placement. J. Murray stated at it would be 6" high and discussed the new location of the dumpster, which would be further away from the abutters property than it currently is. C. Gaudreau stated that she was worried vegetation on her property would be removed or moved. J. Murray stated that nothing on abutting properties would be touched.

The Board and J. Murray discussed the proposed fence location and the waterline. The Board discussed the findings.

**Motion: To Close the Public Hearing for 480 Main Street.**

**By: D. Trapasso**

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

**Vote: All in Favor (6-0)**

**Motion: To Find pursuant to Article XV §300-15.2A for the property located at 480 Main Street. The project will not be more detrimental to the neighborhood than the existing non-conforming use since the parking lot is extending into a non-conforming nature. Appropriate screening is being proposed with the installation of a fence. The site, once constructed, will comply with stormwater management standards and additional landscaping will be added to the site. The proposed addition to the building and to the other portions of the parking lot will all comply with setback and lot coverage requirements.**

**By: D. Trapasso**

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

**Vote: All in Favor (6-0)**

**Motion: To grant the Special Permit pursuant to Article XVIII §300-18.2(2) to expand, change, or alter a pre-existing, non-conforming use for the parking lot for the property located at 480 Main Street. The applicant for the proposal to expand the existing parking lot within the required rear setback to accommodate the proposed expansion of the Senior Center and additional parking, the rear setback is proposed at 2' all other parking setbacks will comply with the bylaw according to the plans and documents entitled "Sturbridge Senior Center" Prepared by Waterfield Design Group and ICON Architects, plan date 3-15-2023, project number: 222064-000 and DWG number: W-1717.**

**By: D. Trapasso**

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

**Vote: All in Favor (6-0)**

**Documents Reviewed:**

- *Application for Special Permit;*
- *A Certified List of Abutters;*
- *A plan entitled "Sturbridge Senior Center – 480 Main Street, Sturbridge, MA 01518". Plan prepared by ICON Architecture – 101 Summer Street, Boston, MA 02110 and*

*Waterfield Design Group – 50 Cross Street, Winchester, Massachusetts 01890. Plan date 3-31-2023, revised 4-13-2023;*

- *A plan entitled “Boundary & Topographic Survey” by Bargmann Hendrie & Archetype, Inc. dated 2-13-2020 and revised 2-24-2020.*
- *Legal Notice;*
- *Town Planner Report;*
- *Departmental Memos;*

### **Determination – 18 Tantasqua Shore Drive – Matthew Jette**

M. Jette came before the Board. E. Banks read the Departmental comments. M. Jette presented the project stating that he was requesting a Determination for the construction of an upper dormer to his existing single family home. The Board discussed but had no questions.

**Motion: To Grant the Determination to Matthew Jette to allow the construction of an upper dormer to the existing single family home located at 18 Tantasqua Shore Drive according to the plans entitled “Proposed Septic System Louis Fazen & Lynn Eckhert” Prepared by Greenhill Engineering, dated 2/26/2018. Project Number: 2016-157; and the hand drawn architectural plan. The determination 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.**

**By: D. Trapasso**

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

**Vote: All in Favor (6-0)**

### **Documents Reviewed:**

- *Application for Determination;*
- *Certified list of abutters;*
- *A plan entitled “Proposed Septic System Louis Fazen & Lynn Eckhert” Prepared by Greenhill Engineering, dated 2/26/2018. Project Number: 2016-157;*
- *Hand drawn architectural plans;*
- *Town Planner Report;*

### **Town Planner Update**

- Next Meeting Dates:
  - June 21, 2023

### **Old/New Business**

M. Young stated that this would be his last meeting as he was not pursuing reappointment to the Zoning Board and read a letter he had prepared to the Board. The Board and J. Lacy thanked him for his 9 years of service to the Zoning Board and wished him well.

### **Adjournment**

**Motion: To adjourn.**

**By: M. Young**

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

**Vote: All in Favor (6-0)**

The meeting adjourned at 7:15PM

**Minutes prepared by: Jeneé Lacy**