

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, June 21, 2023
Center Office Building**

Present:

Fidelis Onwubueke
Elizabeth Banks
Diane Trapasso
Tom Welch
Marge Cooney
Joshua Cole
David Zonia
Jeneé Lacy, Administrative Assistant



Also Present:

William Grudzien, 3 Douty Road

Chair Banks called the meeting to order at 6:30pm, read the agenda, and introduced Joshua Cole as the newest member of the ZBA.

Approval of Minutes

May 17, 2023

Motion: To approve the minutes of May 17, 2023 as written.

By: D. Trapasso

2nd: T. Welch

Vote: 5-0-2 (J. Cole & D. Zonia Abstained)

May 31, 2023

Motion: To approve the minutes of May 31, 2023 as amended.

By: M. Cooney

2nd: D. Trapasso

Vote: 5-0-2 (J. Cole & D. Zonia Abstained)

Determination – 3 Douty Road – William Grudzien

W. Grudzien came before the Board. E. Banks read the Departmental comments. W. Grudzien presented the project to the Board, stating that he was requesting a Determination for the construction of a 500 sq.ft. addition to the existing home at 3 Douty Road. He stated that the addition would not increase any non-conformities and that he would be presenting the project to the Conservation Commission on June 22nd. E. Banks asked where the addition would be located on the existing structure, W. Grudzien

showed the Board on the plans. J. Cole asked if the deck would be replaced, W. Grudzien stated that it would not be replaced.

Motion: To grant the Determination to William Grudzien to allow the construction of a 500 sq.ft. addition to the existing home for the property located at 3 Douty Road according to the plans entitled "Proposed Site Plan for William J. and Denise E. Grudzien" prepared by Jalbert Engineering, plan date 5.18.23 revision number 1 dated 5.18.23, DWG number: 23025 and Architectural Plans entitled "Grudzien Addition" prepared by A. Normandin Design, Architect, dated 5.15.23, DWG number: A-1.00. The proposal does not intensify or create additional non-conformities and the owner may apply for a building permit.

By: D. Trapasso

2nd: D. Zonia

Vote: All in Favor (7-0)

Documents Reviewed:

- *Application for Determination;*
- *A plan entitled "Proposed Site Plan for William J. and Denise E. Grudzien" prepared by Jalbert Engineering, plan date 5.18.23 revision number 1 dated 5.18.23, DWG number: 23025;*
- *Architectural Plans entitled "Grudzien Addition" prepared by A. Normandin Design, Architect, dated 5.15.23, DWG number: A-1.00;*
- *Town Planner Report;*
- *Departmental Memos;*

Continuation of Public Hearing – Special Permit – 68 Paradise Lane – Jeff & Martha Buchanan

E. Banks discussed the request from the applicant for a continuation of the public hearing to the August 16th ZBA meeting.

Motion: To continue the Special Permit Public Hearing for 68 Paradise Lane to the meeting of August 16, 2023 at 6:35pm.

By: D. Trapasso

2nd: T. Welch

Vote: All in favor (7-0)

Documents Reviewed:

- *Request for continuation;*

Re-Organization of the Zoning Board

M. Cooney nominated Diane Trapasso for Chair of the Zoning Board.

D. Trapasso accepted the nomination.

There were no other nominations

Motion: To accept the nomination of Diane Trapasso for the position of Zoning Board Chair.

By: M. Cooney

2nd: F. Onwubueke

Vote: All in Favor (7-0)

D. Trapasso nominated Fidelis Onwubueke for Vice Chair/Clerk of the Zoning Board.

F. Onwubueke accepted the nomination.

There were no other nominations.

Motion: to accept the nomination of Fidelis Onwubueke for the position of Zoning Board Vice Chair/Clerk.

By: D. Trapasso

2nd: M. Cooney

Vote: All in favor (7-0)

Everyone thanked E. Banks for her time as Chair of the Board.

Town Planner Update

- Next Meeting Dates:
 - July 19, 2023

Old/New Business

T. Welch stated that he would not be able to attend the August 16th ZBA meeting.

E Banks stated that she would not be able to attend the July 19th ZBA meeting.

J. Cole stated that he would not be able to attend the July 19th ZBA meeting.

Adjournment

Motion: To adjourn.

By: E. Banks

2nd: D. Trapasso

Vote: All in Favor (7-0)

The meeting adjourned at 6:50 PM

Minutes prepared by: Jeneé Lacy

