

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, July 19, 2023
Center Office Building**

Present:

Fidelis Onwubueke
Diane Trapasso
Tom Welch
Joshua Cole (Virtual)
Jeneé Lacy, Administrative Assistant

APPROVED

AUG 16 2023

ZONING BOARD
OF APPEALS

Absent:

Elizabeth Banks
Marge Cooney
David Zonia

Also Present:

TinaMarie Gonzalez, 1 Pine Haven Road
Luis Gonzalez, 1 Pine Haven Road
Norm Perron, Bertin Engineering
Liam Ferguson, 51 Bennetts Road

Chair Trapasso called the meeting to order at 6:34pm, read the agenda and thanked J. Cole for joining the meeting virtually while he was on vacation to make sure that we had a quorum for the meeting.

Approval of Minutes

June 21, 2023

Motion: To approve the minutes of June 21, 2023 as written.

By: Tom Welch

2nd: F. Onwubueke

Vote: All in Favor (4-0)

Determination – 1 Pine Haven Road – Tinamarie & Luis Gonzalez

T. Gonzalez, L. Gonzalez and N. Perron came before the Board. N. Perron stated that the applicant is requesting a determination for the installation of an above ground pool in the rear of the house. D. Trapasso discussed the staff comments in regards to the project. There were no questions from the Board.

Motion: To grant the Determination to Tinamarie and Luis Gonzalez to allow the installation of a 15' above ground pool at the rear of the existing house located at 1

Pine Haven Road according to the plans submitted. The proposal does not intensify or create additional non-conformities and the owner may apply for a building permit.

By: F. Onwubueke

2nd: T. Welch

Vote: All in Favor (4-0)

Documents Reviewed:

- *Application for Determination;*
- *A plan entitled "Plot Plan for Luis A. Gonzalez Tinamarie A. Gonzalez 1 Pine Haven Road, Sturbridge, MA" prepared by Bertin Engineering, Inc. (39 Elm Street Southbridge, MA), plan date 6.22.23;*
- *Property deed;*
- *Property card;*
- *Town Planner Report;*
- *Departmental Memos*

Determination – 51 Bennett's Road – Liam Ferguson

L. Ferguson came before the board and stated that he was requesting a Determination to raise the roof of the existing cottage from about 22' to between 28 and 35' and discussed the renovation of the cottage. D. Trapasso discussed the staff comments and asked if the project had been approved by the Conservation Commission. L. Ferguson stated that it had been. D. Trapasso asked that final plans of the cottage with the exact roof height be submitted to the Planning Department when they are finished. There were no other comments or questions from the Board.

Motion: To grant the Determination to Liam Ferguson raise the roof of the existing cottage from 22' to 28'-35' for the property located at 51 Bennett's Road according to the plans prepared by Levesque Geomatics dated March 28, 2023 and architectural plans. The proposal does not intensify or create additional non-conformities and the owner may apply for a building permit.

By: F. Onwubueke

2nd: T. Welch

Vote: All in favor (4-0)

Documents Reviewed:

- *Application for Determination;*
- *A plan entitled "Plot Plan of Map 4415, Lot 51 Prepared for Liam Ferguson, 51 Bennetts Road Town of Sturbridge Hampden County Commonwealth of Massachusetts" Prepared by Levesque Geomatics Inc (43 Glendale Road Sturbridge, MA 01518) Dated March 28, 2023, Rev.1, Project #: LF02-001;*
- *Architectural Plans entitled "51 Bennett's Road" prepared by Liam Ferguson;*
- *Existing conditions photos;*

- *Town Planner Report;*
- *Departmental Memos*

Town Planner Update

- Next Meeting Dates:
 - August 16th

Old/New Business

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

Adjournment

Motion: To adjourn.

By: T. Welch

2nd: F. Onwubueke

Vote: All in Favor (4-0)

The meeting adjourned at 7:00 PM

Minutes prepared by: Jeneé Lacy