

**Sturbridge Zoning Board of Appeals
Meeting Minutes
Wednesday, August 16, 2023
Center Office Building**

Present:

Fidelis Onwubueke
Diane Trapasso
Elizabeth Banks
Joshua Cole
Marge Cooney
Jeneé Lacy, Administrative Assistant



Absent:

Tom Welch
David Zonia

Also Present:

Jeff Buchanan, 68 Paradise Lane
Peter Engle, McClure Engineering
Michael Hally, Michael Hally Design, Inc.

Chair Trapasso called the meeting to order at 6:34pm and read the agenda.

The Board introduced themselves.

Approval of Minutes

July 19, 2023

Motion: To approve the minutes of July 19, 2023 as written.

By: F. Onwubueke

2nd: J. Cole

Vote: 3-0-2 (E. Banks & M. Cooney abstained)

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

P. Engle (McClure Engineering), M. Hally (Michael Hally Design, Inc.) and J. Buchanan (property owner) came before the Board. P. Engle gave an overview presentation of the Site Plan to the Board and stated that they have received Conservation Commission approval and they have a scheduled public hearing with the Board of Health for a new well. M. Hally gave an overview presentation of the architectural plans.

M. Cooney asked what material the piers under the house were made of. M. Hally stated that they were stone and concrete. M. Cooney stated that she was happy with the site

improvements and that the changes bring the property more into conformity.

E. Banks asked how large the basement would be. M. Hally stated that the basement wouldn't be used for anything more than storage but they would not know the size of it until they started excavating. E. Banks asked if the setback would be reducing from 30' to 15'. M. Hally stated that the setback will be 19' at the front of the house.

F. Onwubueke asked about water management improvements. P. Engle discussed dry wells for roof runoff, impervious driveway and swales for roadway drainage. J. Buchanan discussed working with the Paradise Road Association to create more road drainage.

There were no members of the public in the audience.

Motion: To close the public hearing.

By: M. Cooney

2nd: E. Banks

Vote: All in Favor (5-0)

Motion: To Find pursuant to Article XV §300-15.2A of the Zoning Bylaws, to expand, change or alter a pre-existing, non-conforming use of structure for the property located at 68 Paradise Lane for Jeff and Martha Buchanan, the proposal to raze and rebuild the single family home where the present home is less than 750 sq.ft. minimum permitted, most homes do not meet the front setback requirements in the area and have about 20 foot setbacks. The proposal will increase the setback to Big Alum Lake which will be more in compliance to the Wetland bylaws. The proposal will not be substantially more detrimental to the neighborhood.

By: M. Cooney

2nd: F. Onwubueke

Vote: All in Favor (5-0)

Motion: To Grant the Special Permit pursuant to Article XVIII §300-18.2(2)(a)(1)-(6) to Jeff & Martha Buchanan for the property located at 68 Paradise Lane to raze the existing house and rebuild a new single family home according to the plans entitled, "Proposed Site Plan – 68 Paradise Lane, Sturbridge, MA 01518, prepared for Jeff Buchanan – 68 Paradise Lane, Sturbridge, MA" prepared by McClure Engineering – 119 Worcester Road, Charlton, MA 01507, plan date 2-15-23, revised through 7-17-23; and an architectural plan entitled "Buchanan Residence – 68 Paradise Lane, Sturbridge, MA" dated 7-5-23, containing sheets C1 through C3.

By: F. Onwubueke

2nd: E. Banks

Vote: All in Favor (5-0)

Documents Reviewed:

- *Application for Special Permit;*
- *A Certified list of abutters;*
- *Deed;*

- *A plan entitled "Proposed Site Plan – 68 Paradise Lane, Sturbridge, MA 01518, prepared for Jeff Buchanan – 68 Paradise Lane, Sturbridge, MA" prepared by McClure Engineering – 119 Worcester Road, Charlton, MA 01507, plan date 2-15-23, revised through 7-17-23;*
- *An architectural plan entitled "Buchanan Residence – 68 Paradise Lane, Sturbridge, MA" dated 7-5-23, containing sheets C1 through C3;*
- *Email request for continuation dated April 10, 2023;*
- *Email request for continuation dated May 4, 2023;*
- *Email request for continuation dated June 13, 2023;*
- *Town Planner Report;*
- *Departmental Memos;*
- *Legal Notice.*

Public Hearing – Special Permit – 60 Main Street – Ashley Steppic

F. Onwubueke read the legal notice that was posted in the Southbridge Evening news.
D. Trapasso stated that the applicant had requested a continuation due to an agreement needed for the right of way access.

Motion: To continue the public hearing for 60 Main Street to September 20, 2023 at 6:35pm.

By: F. Onwubueke

2nd: E. Banks

Vote: All in favor (5-0)

Documents Reviewed:

- *Application for Special Permit;*
- *Legal Notice;*
- *Letter from Attorney Michael V. Caplette requesting a continuation of the Public Hearing for 60 Main Street;*
- *A site plan entitled: "Proposed Site Plan Prepared for Ashley Steppic 60 Main Street, Sturbridge, MA" Prepared by Jalbert Engineering, Inc. (54 Main Street Sturbridge, MA 01566), dated 4/25/23 Rev. 3 - 7/20/23, DWG #: 23012.*

Town Planner Update

- *Next Meeting Dates: September 20, 2023*

Old/New Business

None

Adjournment

Motion: To adjourn.

By: F. Onwubueke

2nd: J. Cole

Vote: All in Favor (4-0)

The meeting adjourned at 7:00 PM

Minutes prepared by: Jeneé Lacy