

Draft Minutes

Zoning Board of Appeals

February 3, 2015

Present at meeting:

Chair Frank Lombardi, Candace Sutherland, Barry Fisher and Bill Johnson

Chair opens meeting at 7:07 p.m. At Charlton Middle School.

Board discusses minutes from last meeting. Candace motions to accept minutes from October 28, 2014 meeting. Barry seconds. All vote in favor

Chair calls Gringras/Barkwood Inn of 462 Worcester Road Timothy Gringras and Jason Dubous from Bertin Engineering are present for meeting. Jason explains application. Curt explains applicatoin and flood plan on property. Chair calls all other boards. No response. Chair calls abutters. Richard Doucimo of 119 Freeman Road states his objections to the application. Bill motions to close the open portion of the meeting. Candace seconds. All vote in favor. Bill motions to grant special permit under by-law 6.4 flood plan development as per plan by Bertin Engineering dated 12/23/14 project 14-651. Candace seconds motion. All vote in favor. Barkwood Inn party leaves meeing at 7:28 p.m.

Chair calls Glen Stevens of Stevens Park Road. Mrs. Stevens and Chris McClere enter meeting. Mr. McClere speaks on behave of the applicant and explains what the applicant is seeking from the ZBA. Chair calls Curt. Curt speaks and explains property. Chair calls all other boards. No response. Chair calls abutters. Wesley Stevens Jr. speakse. Nancy Carre of 78 Stevens Park Road speaks her objections to the property. Bill motions to close open portion of the meeting. Barry seconds. All vote in favor. Candace motions to approve variance of 20' + for frontyard setback and 7' + for side yard setback for structure only, due to the topography of the property, as per plan dated 9/26/14 revised 1/6/15 by McClere Engineering. Barry seconds motion. All vote in favor of motion. Stevens party leaves meetingat 7:52 p.m.

Chair calls Mr. Charette of 205 Brookfield Road. He is appealing the ZEO's opinion letter. Attorney Francis Fenissy respresents Mr. Charette. Russell Jennings owner of property in question is present with his attorney Donald O'Neal. Curt explains his opinion stated in letter and explains property. Mr. Charette explains his appeal. Attorney Fenissy expains his clients appeal. Applicant hands board papers. Barry motions to accept papers. Bill seconds. All vote in favor. Donald O'Neal speaks for SunSet city project. He explains project and property. Attorney O'Neal gives board a letter dated 1.15.15 Candace motions to accept letter. Barry seconds. Motion. All vote in favor. Board questions both sides. Chair calls abutters Todd Broadman represents owners of propety at 216 Brookfield Road. Rob Lemansky of 157 Sunset drive speaks. John Sandborn of 12 Jennings Road speaks. Eric LaMally of Sturbridge speaks. Russ Jennings speaks. Tom Gyer fo Sturbridge speaks. Gary from Sturbridge speaks. Jarrad Carpenter of

charlton speaks. Steven Chidester of Sturbridge speaks. Mike Benet of charlton speaks. Dana Bean of Sturbridge speaks. Ron of 201 Brookfield Road speaks. Evan from CT. speaks. Chair asks each side to bring finding of facts to the next meeting. Barry motions to continue meeting until March 10, 2015. Candace seconds. All vote in favor. Candace motions to adjourn meeting. Bill seconds. All vote in favor. Meeting is adjourned at 9:15 p.m.