

ZBA Meeting Minutes

September 20, 2021 5:45 pm.

Members in attendance: Kevin Moore, Jon Fagerstrom, Paul Vandal, Jeff Fitzgerald, Deb Fagerstrom (clerk)

Kevin motioned to open the meeting at 5:45. Paul seconded. All in favor.

Kevin motioned to accept the minutes of the last meeting. Jon seconded. All in favor.

T. Reardon, Storage Facility located at Parcel 15-B-10.1 along Sturbridge Rd (route 20). The board members reviewed the plans presented and discussed the zoning.

Andy, from Summit Engineering – says that he is asking for a use determination. This project shows the front portion of a 9.5 acre parcel on RT 20. It's a long and skinny lot. There's zoning for AG and Business. But the zoning bylaw at this time does not permit self-storage. Building Dept. has referred it to ZBA. This is a passive use. They don't believe it's detrimental to the neighborhood. The whole place is a hill from lower end of route 20. They will provide turning radius for all sized vehicles including fire trucks. Kevin asked if it will be secured with fencing. Andy explained, yes, sheet two of the plans shows that it's a secured facility. Parking area will be all paved. No office or bathroom on site. Reardon explains that it will be done online and through the phone as it will be self-service. It will be concrete and metal with lights. There will be no restrictions on what can be stored and no outside storage will be allowed. Jeff asked if the fence will be chain link. Reardon explained, yes.

Kevin said that the board would like some more time to review and will get back to them.

Dave and Debbie Markham of 86 First Street- Have put in an application for a 8x15 addition to a first floor bedroom. Dave shared poster sized photo of his proposed enlarged bedroom.

Kevin explains that it gets into the setback requirements. Abutters are here to show that they are in full support of the project and would like to keep them as neighbors for a long time. Conservation approved the project.

Kevin motioned to set up a hearing. Jon seconded. All in favor.

Poirier - Commercial Building application to be built at 142 Holland Rd. It's going to be a marijuana facility to be built in res/agr but it's a commercial building. Farming operation. Kevin believes it needs to go to a formal hearing. Motions to go to hearing. Jon seconds. All in favor.

Paul Vandal has put in an application for the property located at 49 Seventh St for a 24x30 foot garage. Kevin motions that Paul Vandal's application needs to go to hearing. Jeff seconds. All in favor. Vandal abstains.

Motion to adjourn 6:28 by Kevin. Jon seconds.

Meeting opened back up at 6:30.

Kevin motions to accept the plans as presented, for T. Reardon, Storage Facility located at Parcel 15-B-10.1 along Sturbridge Rd (route 20) as the entire project lies within the business district. The plantings that they are maintaining will not make it detrimental to the neighborhood. We do not find any issues with zoning in this matter. Jon seconds. All in favor.

Motion to adjourn by Kevin at 6:35. Seconded by Paul. All in favor.

Respectfully submitted,

Debra Fagerstrom, ZBA Clerk