

**Sturbridge Zoning Board of Appeals  
Meeting Minutes  
Wednesday, October 18, 2023  
Town Hall**



**Present:**

Fidelis Onwubueke  
Diane Trapasso  
Elizabeth Banks  
Joshua Cole  
Tom Welch  
Marge Cooney  
Jean Bubon, Town Planner  
Jeneé Lacy, Administrative Assistant

**Also Present:**

Thomas Silva  
Sarah McGee, 35 Wells Park Road

Chair Trapasso called the meeting to order at 6:30pm and read the agenda.

The Board introduced themselves.

**Approval of Minutes**

September 20, 2023

**Motion: To approve the minutes of September 20, 2023 as amended.**

**By: T. Welch**

**2<sup>nd</sup>: E. Banks**

**Vote: 5-0-1 (M. Cooney abstained)**

**Determination – 35 Wells Park Road – William McGee**

T. Silva and S. McGee came before the Board. T. Silva presented the project to the Board stating that the request is for the construction of a roof over the existing patio and outdoor bbq area.

D. Trapasso discussed the Town Planner report and the Department memos.

M. Cooney stated that it looked like from the pictures that the pavers from the patio have been removed. T. Silva stated that the pavers have been replaced in the same area.

**Motion: To grant the Determination to William and Sarah McGee for the property located at 35 Wells Park Road to construct a new roof, attached to the existing garage, that will cover the existing outdoor patio area. The proposed work does not intensify or create additional non-conformities and the owner may apply for a**

**building permit for the described activities as shown on the plans and documents submitted.**

**By: F. Onwubueke**

**2<sup>nd</sup>: T. Welch**

**Vote: All in Favor (6-0)**

**Documents Reviewed:**

- *Determination Application;*
- *Abutters List;*
- *Lot coverage calculations;*
- *Existing conditions photos;*
- *Architectural plans entitled "McGee 35 Wells Park Road Sturbridge, MA 01566" prepared by A. Normandin Design, Architect (P.O. Box 536 Sturbridge, MA 01566) dated 11/22/22, pages A1-A2;*
- *Untitled survey & site plans;*
- *Town Planner Report;*
- *Department memos*

**Town Planner Update**

- Next meeting date: November 15, 2023

**Old/New Business**

F. Onwubueke stated that he would not be able to attend the November 15<sup>th</sup> meeting.

J. Cole stated that he also would not be able to come to the November 15<sup>th</sup> meeting in person but that he could attend remotely.

D. Trapasso made an announcement to the public, that if anyone was interested in joining the ZBA that there is an opening and to contact the Town Administrators office.

**Adjournment**

**Motion: To adjourn.**

**By: T. Welch**

**2<sup>nd</sup>: F. Onwubueke**

**Vote: All in Favor (6-0)**

The meeting adjourned at 6:41PM

Minutes prepared by: Jeneé Lacy