

July 02, 2012

**BOARD OF SELECTMEN
MINUTES
July 2, 2012**

Present: Thomas Creamer, Chairman
Priscilla Gimas, vice-Chairman
Mary Dowling
Mary Redetzke

Mary Blanchard was absent.

Also present during the BOS site visit to 78 South Shore Drive were the following:
Mr. and Mrs. Gary and Margaret Allard, (owners of 78 South Shore Drive)
31 South Shore Drive
Sturbridge, MA 01566

Mr. and Mrs. John and Linda Sequin (Abutters by way of property
easement)
35 South Shore Drive
Sturbridge, MA 01566

Mr. and Mrs. Thomas and Jacqueline Giguere (Abutters)
92 South Shore Drive
Sturbridge, MA 01566

Mr. Paul C. Brochu
72 South Shore Drive
Sturbridge, MA 01566

The Chairman called the **site-visit** to order at 5:34 p.m.

T. Creamer informed all attendees that the Board's purpose was merely to view/review the site and to ask relevant questions specific to visualizations made on site. He reminded all that no discussion of a deliberative manner could take place, nor could any Board members offer personal observations/commentary that would in any way jeopardize appropriate review of this matter during a public meeting.

Mr. Allard provided an overview of the property and issues in question as identified during a public meeting of 06/25/2012. He highlighted the approximate boundaries of his property by way of markings he had placed in the ground, one of which Mr. Allard indicated was based upon an engineer's survey stake placed on an abutting property (76 South Shore Drive). He stated that he believed the marking pins as placed by the surveyors of 76 South Shore Drive accurately represented the boundaries of that particular property, so he believed that based upon same, he was fairly confident he had placed his "markers" in the appropriate general location of where they would be.

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Mr. & Mrs. Thomas and Jacqueline Giguere (direct abutters) indicated that they were in agreement with the general placement of Mr. & Mrs. Allard's "markers" as being accurate.

Mr. & Mrs. John and Linda Sequin questioned the accuracy of the right side marker (right while facing the water), stating that it was inconsistent with the actual property line as they believed it to exist. They also stated that the dock as placed by Mr. & Mrs. Allard was not in the same location it had been last year and that it was in their view much closer to the right side property marker than previously authorized by the BOS.

Mr. & Mrs. Sequin also indicated that the current placement of the Allard dock was interfering with their deeded beach access rights and that because it was not in the location outlined in their permit, it was creating a hardship for their rightful enjoyment of their deeded beach access.

T. Creamer pointed out that the issue of deeded beach rights was outside the purview of the site visit as well as outside the jurisdiction of the BOS with respect to the dock matter at hand.

The site visit adjourned at 5:57 PM

Respectfully submitted,

Thomas R. Creamer

BOS Clerk

Date