

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
WEDNESDAY, November 13, 2002

**Present:** Mary Blanchard  
Robert Cornoni  
Pat Jeffries  
Ginger Peabody, Chairman

**Absent:** Theophile Beaudry  
Lawrence Boniface  
Jeff Bonja

**Also in Attendance** Lawrence Adams, Town Planner  
Nancy Campbell, Clerk  
Joel Bard, Town Counsel  
John Eichman, Town Counsel  
James Malloy, Town Administrator

G. Peabody opened the meeting at 7:00 PM. She read the agenda and noted that there was not a full Board. The minutes for October 23, 2002 were reviewed.

**Motion:** to accept the minutes of October 23, 2002, as presented, by M. Blanchard.  
**2<sup>nd</sup>:** R. Cornoni  
**Discussion:** None  
**Vote:** All in favor

**WORKSHOP – SPECIAL PERMITS – NON-CONFORMING USES, STRUCTURES AND LOTS**

G. Peabody turned the workshop over to the Town Planner, Lawrence Adams, who introduced Joel Bard and John Eichman, of Kopelman and Paige, legal counsel for the Town of Sturbridge. This workshop was open to the public and other Town Boards and Committees.

The attorneys discussed controlling legislation under M.G.L., Chapter 40A, Section 6, and the Town of Sturbridge Zoning Bylaw Amendments adopted at last year's Annual Town Meeting - Section 20.05 - concerning Changes in Non-Conforming Uses. The workshop included interaction between members of the Zoning Board of Appeals, Town Counsel and others in attendance on various procedural requirements, findings and determinations relating to Non-Conforming Uses. Emphasis was placed on the increasing demands for conversions of lakefront properties.

Board members came away with an appreciation for the complexity of these issues and will be adopting procedures to address them. Town Counsel agreed to continue working with the Town to update the relevant Zoning Bylaws for the 2003 Annual Town Meeting.

**Motion:** to recommend that the Town Administrator and Town Planner start the process to set a policy procedure for requests of determinations for non-conforming uses, structures and lots, by M. Blanchard  
**2<sup>nd</sup>:** P. Jeffries  
**Discussion:** None  
**Vote:** All in favor

## **NEW BUSINESS**

Cottone Appeal – G. Peabody noted that the fine, established as a condition in the Caron Decision – Case #08-14-02-01, would begin accumulating as of this date, November 13, 2002.

**Motion:** to adjourn, by M. Blanchard.

**2<sup>nd</sup>:** P. Jeffries

**Discussion:** None

**Vote:** All in favor

**Adjournment at 9:40 PM**