

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
WEDNESDAY, October 23, 2002

**Present:** Theophile Beaudry  
Mary Blanchard  
Jeff Bonja  
Robert Cornoni  
Ginger Peabody, Chairman

**Absent:** Lawrence Boniface  
Pat Jeffries

**Also in Attendance** Nancy Campbell, Clerk

G. Peabody opened the meeting at 7:00 PM and read the agenda. The Board members introduced themselves. The minutes for October 9, 2002 were reviewed. M. Blanchard requested the word "certain" be removed from page 2, paragraph 2, line 6. Also, same page and paragraph, line 11, R. Cornoni noted the word "as" should read "asked."

**Motion:** to accept the minutes of October 9, 2002, as amended, by M. Blanchard.  
**2<sup>nd</sup>:** J. Bonja  
**Discussion:** None  
**Vote:** All in favor

**CORRESPONDENCE**

Priscilla Adams Letter – G. Peabody received a copy of a letter sent to Mark Lev, Building Inspector from Priscilla Adams, regarding property on the corner of Snell Street and Route 20. P. Adams felt there was an easement violation because a fence had been placed on a right of way. J. Bonja felt this issue would not be under the purview of the Board, but a matter for Land Court.

**PUBLIC HEARING CONTINUATION – CLIFFORD GRANT – VARIANCE – TO ALLOW THE CONSTRUCTION OF A DWELLING AND DECK WITH A SETBACK OF 11.3 FEET FROM THE FRONT PROPERTY LINE, 8.2 FEET FROM THE NORTHERLY PROPERTY LINE AND 11.8 FEET FROM THE SOUTHERLY PROPERTY LINE AT 55 BENNETTS ROAD**

G. Peabody reopened the public hearing at 7:10 PM and noted there was a quorum, though two members of the Board were absent. She asked if the applicant would like to continue with only five Board members present or postpone the public hearing to a future meeting date. If new information were submitted at this public hearing the absent members would not be eligible to vote on the Grant variance. G. Peabody noted a workshop was scheduled for the November 13<sup>th</sup> meeting and that the Board would not be meeting on November 27<sup>th</sup>. Therefore, the next possible date would be December 11<sup>th</sup>, which was still within the deadline date for a decision by the Board. Mark Dante, of Dante Builders representing Clifford Grant, requested the public hearing be continued to the December 11<sup>th</sup> date.

**Motion:** to continue the public hearing for Clifford Grant to December 11, 2002 at 7:10 PM, by M. Blanchard.  
**2<sup>nd</sup>:** T. Beaudry

**Discussion:** None  
**Vote:** All in favor

G. Peabody cautioned M. Blanchard in asking any questions that might bring about new information pertaining to the Grant variance. She was concerned that the two Board members not present for the evening would become ineligible to vote. M. Blanchard recommended the applicant obtain a copy of the Sturbridge Zoning Bylaws and review the new Special Permit bylaw passed at the 2002 Annual Town Meeting.

#### **DISCUSSION/ADOPTION - SPECIAL PERMIT RULES & REGULATIONS AND FEE SCHEDULES**

J. Bonja asked if the Rules and Regulations could be adopted with a majority vote of the Board's five attending members and if the DPW Director, Greg Morse, had any changes to the draft. G. Peabody said a majority vote would be sufficient for the adoption of the proposed Rules and Regulations. She noted the document had been renumbered to meet the Board's request to have Section 10.0 – Waiver of Full Compliance and Section 10.01 moved to the beginning of the document. G. Morse concurred with the changes that the draft reflected – Section 8.04 – Lapse of Special Permit, two (2) years should read one (1) year and Section 8.05 – Extension of Special Permit, adding that if a Special Permit was not used within one year, the Board could allow a six-month extension. After reviewing the draft with the Town Planner, Lawrence Adams, G. Peabody noted Section 5.02 had been changed from fifteen (15) copies to ten (10) copies. M. Blanchard asked to have the words “and shall file a copy of said Rules in the office of the Town Clerk” at the end of Section 2.00 to maintain compliance with Chapter 40A.

**Motion:** to adopt the Special Permit Rules and Regulations and Fee Schedules with the additional wording, “and shall file a copy of said Rules in the office of the Town Clerk” to the end of Section 2.00, by M. Blanchard.

**2<sup>nd</sup>:** J. Bonja

**Discussion:** R. Cornoni complimented the subcommittee for its work.

**Vote:** All in favor

#### **NEW BUSINESS/OLD BUSINESS**

There was no new or old business for discussion.

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

**2<sup>nd</sup>:** J. Bonja

**Discussion:** None

**Vote:** All in favor

**Adjournment at 7:27 PM**