

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, March 19, 2003

Present: Theophile Beaudry
Mary Blanchard
Lawrence Boniface
Jeff Bonja
Robert Cornoni
Pat Jeffries
Ginger Peabody, Chairman

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 of March 12, 2003 were reviewed. M. Blanchard noted a correction to page three, first line, "consideration" should be changed to "consider".

Motion: to accept the minutes of March 12, 2003, as amended, by G. Peabody
2nd: J. Bonja
Discussion: None
Vote: In Favor – J. Bonja, M. Blanchard, G. Peabody, P. Jeffries, R. Cornoni and T. Beaudry
Abstain – L. Boniface

CORRESPONDENCE

Charles Blanchard's Letter – Re: Scott Sanderson email

NEW BUSINESS

J. Bonja suggested the Board return to its one meeting per month schedule (2nd Wednesday). The Board had gone to a two meeting per month schedule to accommodate the Chapter 40B work.

Motion: to return to the 2nd Wednesday of the month original meeting schedule with the understanding the schedule may expand to two meetings a month on an as needed basis, by P. Jeffries
2nd: M. Blanchard
Discussion: None
Vote: In Favor – J. Bonja, L. Boniface, M. Blanchard, G. Peabody, P. Jeffries, R. Cornoni and T. Beaudry

PUBLIC HEARING CONTINUATION – STALLION HILL VILLAGE, LLC – COMPREHENSIVE PERMIT – TO CONSTRUCT FIFTY-SIX TOWNHOUSE CONDOMINIUMS LOCATED OFF STALLION HILL ROAD

G. Peabody reopened the public hearing continuation at 7:05 PM. She read a letter sent from the applicant's attorney, Edith M. Netter, requesting the Board continue the public hearing until after the April Town Meeting.

Motion: to continue the Stallion Hill Village, LLC public hearing to May 21, 2003 at 7:05 PM, by M. Blanchard
2nd: J. Bonja

Discussion: None

Vote: In Favor – J. Bonja, L. Boniface, M. Blanchard, G. Peabody, P. Jeffries, R. Cornoni and T. Beaudry

M. Blanchard felt it was necessary to file a copy of the written agreement requesting the extension of the public hearing with the Town Clerk. J. Bonja asked if a response to Atty. Netter was appropriate. G. Peabody stated this had already been done. M. Blanchard disagreed with the procedure regarding sending the response letter to Atty. Netter before the Board voted on it.

G. Peabody asked if there was any other business for the Board. There was none.

Motion: to adjourn, by M. Blanchard

2nd: P. Jeffries

Discussion: None

Vote: In Favor – J. Bonja, L. Boniface, M. Blanchard, G. Peabody, P. Jeffries, R. Cornoni and T. Beaudry

Adjournment at 7:08 PM

An informal workshop relating to grandfathering, lakefront property and non-conforming uses and structures followed this Board meeting. The workshop was conducted by the Town Planner, Lawrence Adams. Also in attendance was Charles Blanchard.

Next Schedule Meeting – April 9, 2003