

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, 7 December 2005

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

Absent: Margaret Cooney
Theophile Beaudry

Also in Attendance: Jean Bubon, Town Planner
Linda Coates, Administrative Assistant

Ginger Peabody opened the meeting at 7:00 P.M. G. Peabody read the evening's agenda and made the correction that the Public Hearing for Blue & Gold Development had closed on 9 November 2005; tonight's meeting was to go over the Notice of Findings and Special Permit Decision draft with Attorney Mark Donahue. Review of the draft minutes for 9/28/05, 10/12/05, and 11/09/05 were postponed until the next meeting at the request of Margaret Cooney. G. Peabody conveyed the message that M. Cooney had corrections to the minutes, but would be unable to attend tonight's meeting due to illness.

Correspondence:

Notice of Appeal of the Court's decision from Mirick & O'Connell regarding the Soper property on Shepard Road.

BLUE AND GOLD DEVELOPMENT, INC – APPROVAL OF NOTICE OF FINDINGS AND SPECIAL PERMIT DECISION DRAFT FOR STONELEIGH WOODS DEVELOPMENT LOCATED AT 72 HALL ROAD

G. Peabody stated that a signed copy of the draft had to be filed with the Town Clerk's office by Friday (12/09/05).

Corrections to the draft are listed below.

PROCEDURAL HISTORY

Page 1: #1, L3 – unit s/b units, L4 – on s/b one

DECISION/Conditions

Page 3: #5, L8 – six months s/b one year

Page 4: #9, L6 – remove “above”

Page 6: #21, L1 – with s/b within

Page 7: #25, L3 – (n / F Swiacki) s/b (N / F Swiacki), #27, L2 - ... brick, s/b brick, or striping

Page 8: #29, L4 – planning s/b Planning; #29, L5 – approve d s/b approved; #29, L6 – removed extra space between dated and January; #29, L6 - and has s/b and which has #31, L1 – The Estates North s/b “Estates North North”

M. Blanchard stated that Unit Owners’ Association / Unit Owner’s Association should be made consistent throughout the document. They should all appear as Unit Owner’s Association.

Attorney Donahue stated that on the last page the year should be 2005 not 2004 (5 from the top Opinion from Kopelman and Paige...)

G. Peabody asked if there were any more additions, corrections, or comments from the public. There were none.

Motion: To approve the Notice of Findings and Special Permit Decision draft, by M. Blanchard

2nd: P. Jeffries

Discussion: None

Roll Call Vote: Unanimous

Board signed the Notice of Findings and Special Permit Decision draft.

Motion: To adjourn, by M. Blanchard

2nd: P. Jeffries

Discussion: None

Vote: Unanimous

Meeting Adjourned at 7:37 P.M.

Next Meeting: 14 December 2005