

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
September 28, 2005

Present: Ginger Peabody, Chair
Mary Blanchard
Margaret Cooney
Robert Cornoni
Pat Jeffries
Bruce Sutter

Absent: Theophile Beaudry

Motion: to approve the minutes of August 25, 2005 by, M. Blanchard
2nd: P. Jeffries
Vote: all in favor

7:05 Public Hearing continuation for Stoneleigh Woods Special Permit

G. Peabody read Town Counsel opinion into the record.

Mark Donahue appeared before the Board to request a continuation of the Public Hearing.

Motion: to continue the Public Hearing to October 12, 2005 at 7:30 P.M.,
by M. Blanchard
2nd: P. Jeffries
Vote: In favor: G. Peabody, M. Blanchard, R. Cornoni, P. Jeffries,
B. Sutter
Opposed: M. Cooney

7:20 G. Peabody read legal notice for Special Permit/Variance – Frederick and Margaret Gunn – to Demolish the existing structure, to permit the construction of a single family dwelling and allow it to encroach 10 feet into the street setback on a lot that lacks the required frontage at 36 and 38 Goodrich Rd.

Motion: to grant the variance to allow the construction within 10 feet of the
street setback, by P. Jeffries
2nd: R. Cornoni
Vote: all in favor

Motion: to continue the Public Hearing to October 12, 2005 at 7:45 PM for
other Variances required, by M. Blanchard
2nd: P. Jeffries
Vote: all in favor

7:40 Determination Request for Alfred and Bryan Trifonne of 16 Eastern Avenue.

Motion: to make a negative Determination, by P. Jeffries
2nd: M. Blanchard
Vote: all in favor

7:50 Determination Request for Michael and Carolyn Cook of 46 Old Village Road

Motion: to make a positive Determination, by M. Blanchard
Second: P. Jeffries
Vote: all in favor

8:20 Determination Request for Thomas and Carolyn Neill of 20 Tantasqua Shore Drive

Motion: to make a negative Determination, by B. Sutter
2nd: P. Jeffries
Vote: all in favor

8:30 Steve Paquette of Crescent Gate appeared before the Board to discuss a possible minor modification of the 55 years old age requirement of the qualified occupant. It was the consensus of the Board that another age would not be considered.

9:30

Motion: to adjourn, by G. Peabody
2nd: P. Jeffries
Vote: all in favor

MB/ljc