

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, August 24, 2005

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

Absent: Theophile Beaudry

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 open meeting and executive session draft minutes of August 10, 2005 were reviewed. M. Blanchard recommended minor corrections to the open meeting minutes.

Motion: to approve the open meeting draft minutes of August 10, 2005, as amended, by M. Blanchard
2nd: P. Jeffries
Discussion: None
Vote: All in favor

Motion: to approve the executive session draft minutes of August 10, 2005 and hold them in confidence, by M. Blanchard
2nd: P. Jeffries
Discussion: None
Vote: All in favor

CORRESPONDENCE

Harold Nichols, Building Inspector – dated 08-11-05 – RE: Wetherbee & Wetherbee, LLC Property, 548 Main Street in response to correspondence from Attorney Edmond Neal.

The Massachusetts Smart Growth Conference – September 16, 2005 from 8:00 AM to 4:00 PM at the DCU Center in Worcester – Members interested in attending should contact N. Campbell. Registration deadline – September 7, 2005

PUBLIC HEARING CONTINUATION – 01-26-05-1SP – BLUE & GOLD DEVELOPMENT SPECIAL PERMIT – TO PERMIT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT OF A 71 UNIT ACTIVE ADULT HOUSING COMMUNITY, NAMELY STONELEIGH WOODS, ON APPROXIMATELY 35.5 ACRES OF LAND AT 72 HALL ROAD

G. Peabody continued the public hearing and recognized Attorney Mark Donahue who requested that the Board continue the public hearing to September 28, 2005 and extend the deadline for its decision to be filed to and including October 28, 2005. He reviewed the events that had taken place over the previous two weeks –

- The Planning Board had endorsed The Estates North 2003 Subdivision Plan which showed the cul-de-sac;
- The Planning Board accepted the surety for the construction of the roadway provided by the applicant;

- The above documents were to be recorded at the Worcester District Registry of Deeds; and
- Detailed discussions with Town Counsel and the Town Administrator would be held to address the concern of a private way versus a public way creating a zoning issue (the major reason for the requested continuation.)

M. Cooney read Kirstie L. Pecci's letter, dated 08-10-05, in which she stated reasons why she felt the proposed project did not have adequate frontage.

Motion: to accept Attorney M. Donahue's request to continue the public hearing for Blue and Gold Development's Stoneleigh Woods special permit to September 28, 2005 at 7:05 PM and to extend the decision filing date to and including October 28, 2005, by M. Blanchard

2nd: P. Jeffries

Discussion: None

Vote: All in favor

OLD BUSINESS

Crescent Gate at Sturbridge – Regulatory Agreement/Deed Rider – G. Peabody noted these were the same documents that the Board had previously reviewed and that they now reflect the name change from Windgate at Sturbridge to Crescent Gate at Sturbridge. She asked the Board for authorization to sign these documents.

Motion: to authorize the Chairman to sign the Deed Rider and the Regulatory Agreement for Crescent Gate at Sturbridge, by M. Blanchard

2nd: P. Jeffries

Discussion: None

Vote: All in favor

Zoning Study Committee – G. Peabody asked Board members to consider issues they would like this committee to address. She offered lake front properties as a suggestion and commented that M. Cooney, the Board's designee, should be contacted with any additional suggestions.

Application Processing – G. Peabody noted that at the Planning Board's last meeting James Malloy, Acting Town Planner, had indicated he would be streamlining the application process for both boards. She hoped he would seek input from the Board before any policy changes were made.

Bob Havasy, Blue & Gold Development Financial Support – B. Havasy had offered additional funds to allow for participation by Town Counsel during the public hearing session for the purpose of answering questions or concerns of the Board and to review any proposed conditions of approval.

NEW BUSINESS

There was none.

Motion: to adjourn, by P. Jeffries

2nd: M. Blanchard

Discussion: None

Vote: All in favor

Adjournment at 7:20 PM

Next meeting date – September 28, 2005