

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
Wednesday, February 9, 2005

**Present:** Theophile Beaudry  
Mary Blanchard  
Marge Cooney  
Robert Cornoni  
Ginger Peabody, Chairman

**Absent:** Pat Jeffries  
Bruce Sutter

**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 January 26, 2005 were reviewed.

**Motion:** to approve the minutes of January 26, 2005, as corrected, by M. Blanchard  
**2<sup>nd</sup>:** M. Cooney  
**Discussion:** None  
**Vote:** All in favor

**CORRESPONDENCE**

G. Peabody noted that the correspondence related to issues not scheduled for this meeting. She would address it at the appropriate time.

G. Peabody noted that only four members were present (M. Blanchard, as an abutter to the project would be recusing herself) who would be eligible to vote on the special permit for the Estates at Sturbridge Farms. Since the public hearing was scheduled to open at 7:05 PM, G. Peabody asked Michael Loin, of Bertin Engineering, if he would like to proceed. M. Loin, on behalf of the applicant, The Spaho Corporation, requested that the Board reschedule the public hearing to a future meeting with a full complement of voting members. After discussion, the Board agreed to reschedule the hearing to March 2<sup>nd</sup> and G. Peabody would confirm the date with the absent members.

**Motion:** to reschedule The Spaho Corporation for The Estates at Sturbridge Farms public hearing to March 2, 2005 at 7:05 PM provided there is a full Board, by M. Cooney  
**2<sup>nd</sup>:** R. Cornoni  
**Discussion:** None  
**Vote:** In favor - M. Cooney, G. Peabody, R. Cornoni and T. Beaudry  
Abstain - M. Blanchard

G. Peabody commented that Hazel Hopkins, on behalf of Yankee Spirits, had requested that the Board continue the special permit and variance public hearing to its next meeting.

**Motion:** to continue the public hearing for Yankee Spirits to March 9, 2005, at 8:15 P.M., by M. Blanchard  
**2<sup>nd</sup>:** M. Cooney  
**Discussion:** None

**Vote:** All in favor

**REQUEST FOR DETERMINATION — 02-09-05-1D – DETARANADO, MICHAEL A. — 98 PARADISE LANE**

Leonard Jalbert, of Jalbert Engineering, Inc., presented the request for determination for Michael Detarando, for property located at 98 Paradise Lane. This request was to permit the construction of a 1,896 square foot single family dwelling. The lot was nonconforming in that it lacked sufficient frontage and lot area. L. Jalbert reminded the Board that the applicant had previously come before it with a similar request which had been denied due to the proposed lot coverage (19.5%). At that time the recommendation of the Board was that the applicant should apply for a special permit and variance. L. Jalbert commented that the determination currently before the Board created no new non conformities. G. Peabody felt there were no existing violations. She asked if there were any questions from the Board. There were none.

**Motion:** to grant a determination to Michael Detarando to permit the construction of a 1,896 square foot single family dwelling at 98 Paradise Lane since the request did not intensify or create any new non-conformities and that the owner may apply for a building permit as per the application, by M. Blanchard

**2<sup>nd</sup>:** M. Cooney

**Discussion:** None

**Vote:** All in favor

**OLD BUSINESS**

Request for Determination Fee – R. Cornoni asked the Board members if they felt the fee collected for this application should be absorbed in a variance or special permit application if a Request for Determination was denied. After discussion the Board agreed that the fees for these applications were independent of one another and that an applicant should be responsible to pay for each application submitted.

**NEW BUSINESS**

There was none.

**Motion:** to enter into executive session under MGL Chapter 39, Section 23B, Paragraph #3: To discuss strategy with respect to collective bargaining or litigation, and not to reconvene in open session, by M. Blanchard

**2<sup>nd</sup>:** M. Cooney

**Discussion:** None

**Roll call Vote:** All in favor