

STURBRIDGE ZONING BOARD OF APPEALS

MINUTES OF

Wednesday, October 11, 2006

Present:

Theophile Beaudry
Mary Blanchard
Marge Cooney
Robert Cornoni
Pat Jeffries
Ginger Peabody, Chairman
Bruce Sutter

Also in Attendance Diane Trapasso, Administrative Assistant

G. Peabody opened the meeting at 7:00 PM.

G. Peabody read the agenda.

APPROVAL OF MINUTES

Motion: to approve the corrected draft meeting minutes of September 13, 2006 by P. Jeffries

2nd: M. Blanchard

Discussion: None

Vote: 7 -0

CORRESPONDENCE

G. Peabody acknowledged the following correspondence:

Letter from Ms. Paula Raposa
Complaint of Zoning Violation
An Invitation from the Massachusetts Federation of Planning & Appeals Boards
Annual Meeting, "Things You Need to Know"
Saturday, October 28, 2006

REQUEST FOR DETERMINATION – SHERRY DIANE – 110 LEADMINE LANE

The applicant is requesting approval to construct a detached 12'X20' garage.

G. Peabody read the memorandums from: J. Bubon, Town Planner dated October 5, 2006, H. Nichols, Building Inspector/Zoning Officer dated October 6, 2006, K. Kippenberger, Conservation Agent dated October 10, 2006 and G. Morse, DPW Director dated October 2, 2006.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. He presented a revised plan to the Board which addressed the concerns of the DPW Director.

There was some discussion by Board members about the sheds being mostly on the neighbor's property, and the "right of way" remaining open.

Mr. Jalbert stated that the abutter is aware of the sheds on his property and has no opposition. The "right of way" will always be open.

Motion: made by M. Blanchard to grant a Determination on the revised plans that the application does not intensify or create additional non-conformities, and the owner may apply for a building permit for the described activities as shown on the attached survey forthwith.

2nd: P. Jeffries

Discussion: None

Vote: 7 – 0

OLD/NEW BUSINESS

G. Peabody stated that the landscaping at the Veterinary Hospital on Cedar Street is finished and the job was well done.

G. Peabody read an email from Mr. T. Chamberland, Tree Warden with landscaping issues at Crescent Gate. G. Peabody would like a letter sent to Mr. Lee asking for new landscaping plans.

M. Cooney updated the Board on the Zoning Study Committee Public Information Presentation. It was well attended with about 30 people. Mr. Cunniff and Ms. Bubon made excellent presentations and there was good input from the Public.

The Board discussed the meaning of minutes. The Zoning Board of Appeals is required to maintain accurate records of its meeting. A summary of the discussions is enough to give an understanding of the decisions. An exact record of motions, votes and official actions is a must. The Board agreed.

The Board is in favor of the Mullin Rule, allowing members of boards that hold public hearings to miss one of the sessions of a public hearing and still maintain their ability to vote.

G. Peabody would like a motion to send a letter to the Selectmen supporting the Mullin Rule and having it placed on the next Town Meeting Warrant for acceptance by the Town.

Motion: Made by M. Blanchard to send to the Selectmen a letter supporting Mullin's Rule being placed on the next Town Meeting warrant for acceptance by the Town.

2nd: P. Jeffries

Discussion: None

Vote: 7 - 0

Motion: made by M. Blanchard to adjourn at 7:35 PM
2nd: P. Jeffries
Discussion: None
Vote: 7 - 0