

## **STURBRIDGE ZONING BOARD OF APPEALS**

### **MINUTES OF**

Wednesday, April 11, 2007

**Present:**

Theophile Beaudry  
Mary Blanchard  
Robert Cornoni  
Bruce Sutter  
Ginger Peabody, Chairman

**Absent:**

Marge Cooney  
Pat Jeffries

**Also Absent :**

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 February 21, 2007 by M. Blanchard  
**2<sup>nd</sup>:** B. Sutter  
**Discussion:** None  
**Vote:** 5 - 0

**Motion:** to approve the corrected Executive Minutes Session of February 21, 2007 and to keep in confidence by M. Blanchard  
**2<sup>nd</sup>:** R. Cornoni  
**Discussion:** None  
**Vote:** 5 - 0

### **CORRESPONDENCE**

G. Peabody acknowledged the following correspondence:

Letters dated 2/21/ 2007 & 3/19/2007 from Waterman Design  
Re: Construction Progress Reports for Crescent Gate  
Massachusetts Federation of Planning & Appeals Boards Central Mass Spring Area Meeting  
April 26, 2007

### **MARK & HEATHER GOSSELIN – 8 COLLETTE ROAD REQUEST FOR A DETERMINATION**

The applicant is requesting a Determination to remove the garage and add on to the existing house.

Mr. Gosselin spoke on his own behalf.

G. Peabody stated that the applicant needs to file for a Special Permit and Variance because the addition will exceed the existing footprint.

M. Blanchard stated that according to the Sturbridge Zoning Bylaws §20.05 Paragraph B the structure is located on a legally non-conforming lot, and the proposed alteration will retain the structure's existing footprint, and will not increase the structure's existing envelop.

**Motion:** made by M. Blanchard to grant a Determination on the 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 dated March 8, 2007.

**2<sup>nd</sup>:** R. Cornoni

**Discussion:** None

**Vote:** 4 – 1 (G. Peabody)

## **OLD/NEW BUSINESS**

None

At 7:20 PM a motion was made by G. Peabody and seconded by M. Blanchard to enter into executive session under Mass General Law Chapter 39 § 23B, Paragraph 3 to discuss strategy with respect to collective bargaining or litigation and not to reconvene in open session.

**Vote:** T. Beaudry – yes  
M. Blanchard – yes  
R. Cornoni – yes  
G. Peabody – yes  
B. Sutter - yes