

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, August 8, 2007

Present:

Theophile Beaudry
Marge Cooney
Robert Cornoni
Kevin Kelley
Ginger Peabody, Chairman

Also Present : Diane Trapasso, Administrative Assistant

Absent: M. Blanchard
P. Jeffries

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 July 11, 2007 by R.
Cornoni
2nd: T. Beaudry
Discussion: None
Vote: 4 – 0

CORRESPONDENCE

Letter UnisonSite Management, LLC requesting cell site locations in Sturbdidge

Letter from Waterman Design – Construction Report on Crescent Gate

Notice from the Sturbridge Community Preservation Committee stating it will hold a public hearing on the Draft Sturbridge Community Preservation Plan on August 20, 2007 at 7:30 PM in Town Hall.

Email from J. Bubon, Town Planner, on Extension of Variances, agreed with M. Cooney, stating that Variances must be exercised within one year of the date of granting.

CONTINUATION OF THE PUBLIC HEARING ON A PETITION FOR AN ADMINISTRATIVE APPEAL BY GLENN & SHERRY PELSKI OF 102 GLADDING LANE AND DAVID & PATRICIA HARRIS OF 108 LEADMINE LANE, STURBRIDGE, ARE SEEKING RELIEF FROM THE GRANT OF A BUILDING PERMIT DATED MAY 25, 2007 WHICH ALLOWS THE OWNER SHERRY DIANE OF 110 LEADMINE LANE, STURBRIDGE, TO CONSTRUCT

A 12'X20' GARAGE ON THE PREMISES. THE PETITIONERS (ABUTTERS TO THE SUBJECT PROPERTY) ARE APPEALING THE GRANT OF THE BUILDING PERMIT ON THE BASIS THAT THE LOT COVERAGE IS MORE THAN 15% ALLOWED BY THE ZONING BYLAW AND THEREFORE THE OWNER OF THE PROPERTY SHOULD HAVE APPLIED FOR A SPECIAL PERMIT UNDER SECTION 20.05 OF THE ZONING BYLAW TO ALLOW CONSTRUCTION OF THE GARAGE. THE PETITIONERS REQUEST IS FOR COMPLIANCE WITH THE FRONTAGE AND LOT COVERAGE REQUIREMENTS.

G. Peabody read letters from Attorney Chase and Attorney Neal requesting continuation to August 29, 2007 at 7:05 PM.

Motion: Made by M. Cooney to continue the Public Hearing to August 29, 2007 at 7:05 PM
2nd: R. Cornoni
Discussion: None
Vote: 4 – 0

K. Kelley arrived at 7:10 PM

NEW BUSINESS

M. Cooney gave an update on the ZSC. The next meeting is August 9, 2007 at the Senior Center.

G. Peabody asked M. Cooney if Mr. Malloy, Town Administrator had given the ZSC a “Mission Statement”.

M. Cooney stated that she had no recollection of receiving a “Mission Statement” from Mr. Malloy.

Motion: Made by T. Beaudry to adjourn at 7:25 PM.
2nd: K. Kelley
Discussion: None
Vote: 5 - 0