

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
Wednesday, April 9, 2008

Present:

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

Also Present : Diane Trapasso, Administrative Assistant

Absent: P. Jeffries

G. Peabody opened the meeting at 7:00 PM. The Board introduced themselves. G. Peabody read the agenda.

APPROVAL OF MINUTES

Motion: to approve the corrected draft meeting minutes of March 12, 2008 by M. Blanchard
2nd: K. Kelley
Discussion: None
Vote: 5 – 0 – 1(M. Cooney)

CORRESPONDENCE

Letter from Attorney Neal – Notice of Appeal

Letter from H. Nichols, Building Commissioner – Re: Mr. & Mrs. Peter Mimeault –
76 South Shore Drive

The Sturbridge Heritage & Preservation Partnership Invitation – Re: Regional Tourism
Market Study Report – April 16, 2008

PUBLIC HEARING FOR MARGARET PREDELLA REQUESTING A SPECIAL PERMIT TO DEMOLISH AND REMOVE AN EXISTING RESIDENCE, WALKWAYS, AND ASSOCIATED RETAINING WALLS, PATIO AND DECK TO CONSTRUCT A SINGLE-FAMILY HOME ON 160 LAKE ROAD WITH ASSOCIATED SITE WORK.

M. Blanchard read the legal notice.

G. Peabody read the letter from Jalbert Engineering requesting that Margaret Predella of 160 Lake Road wishes to withdraw without prejudice the Special Permit Application submitted on March 11, 2008.

Motion: Made by M. Blanchard to accept the letter of Jalbert Engineering requesting Margaret Predella to withdraw without prejudice the Special Permit that was submitted on March 11, 2008. The property is located at 160 Lake Road.

2nd: K. Kelley

Discussion: None

Vote: 6 – 0

Motion: Made by M. Blanchard to close the Public Hearing.

2nd: M. Cooney

Discussion: None

Vote: 6 – 0

DETERMINATION FOR ALSTON QUATTROCELLI TO DEMOLISH THE OLD GARAGE AND REBUILD WITH A 10 FOOT SHED ADDITION WITH STORAGE UPSTAIRS. THE PROPERTY IS LOCATED AT 6 GLENRIDGE ROAD.

G. Peabody read the memos from the following departments:

1. G. Morse, DPW Director
2. E. Jacque, Conservation Agent
3. H. Nichols, Building Commissioner/Zoning Officer
4. J. Bubon, Town Planner

The Board had no problems with this request and the addition was in keeping with the character of the neighborhood.

The Board did question the upstairs to the garage.

A. Quattrocelli, owner of the property, stated the upstairs was for storage only.

Motion: Made by M. Blanchard to grant a Determination to Alston Quattrocelli For the property located at 6 Glenridge Road for the Plan #08088. The Determination does not intensify the existing 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: M. Cooney

Discussion: None

Vote: 6 – 0

OLD/NEW BUSINESS

M. Cooney gave an update on ZSC:

- Design Review Bylaw – J. Bubon is working on it
- New Chair on ZSC after the Town elections – M. Cooney thanked J. Cunniff
for his dedication and hard work as chair
- Holland Rd./Route 20 Property – bought by Mr. Casey – Sticks & Stones
Warehouse
- Continue working on Open Space Bylaw - Definitions
- Next meeting for ZSC is April 10, 2008

G. Peabody thanked M. Blanchard for her six years of being a member of the Board. G. Peabody stated that M. Blanchard always did her homework and was always prepared. She wished her good luck.

G. Peabody thanked T. Beaudry for his 20 plus years as a member of the Board. Admired his fortitude and dedication.

NEXT MEETING

May 14, 2008

- Motion:** Made by M. Blanchard to adjourn at 7:20 PM.
- 2nd:** T. Beaudry
- Discussion:** None
- Vote:** 6 - 0