

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
Wednesday, March 16, 2011

**Present:** Elizabeth Banks  
Thomas Creeden  
Pat Jeffries, Vice-Chair  
Chris Mattioli  
Michael Young

**Also Present:** Diane Trapasso, Administrative Assistant

**Absent:** Marge Cooney  
Maryann Thorpe

Ms. Jeffries, Vice-Chair, opened the meeting at 6:30 PM.

Ms. Jeffries read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Mattioli to approve the minutes of February 9, 2011.  
**2<sup>nd</sup>:** Mr. Young  
**Discussion:** None  
**Vote:** 5 – 0

**CORRESPONDENCE**

Letter from Robinson/Donovan Attorneys at Law – dated 1/28/2011 – Re: Sturbridge, ZBA, et al. – Peter & Rebecca Mimeault

**CONTINUATION OF THE PUBLIC HEARING FOR A SPECIAL PERMIT – DOMENICO & ALICE LOMBARDI REQUEST A SPECIAL PERMIT TO DEMOLISH THE EXISTING COTTAGE AND REBUILD A NEW HOME ON A NON-CONFORMING LOT. THE PROPERTY IS LOCATED AT 190 LAKE ROAD.**

Ms. Jeffries stated that since two members of the Board were absent and because she was unable to participate on the application because the video of the January 19, 2011 meeting did not work; there was not a quorum for voting. The hearing would have to be continued.

Mr. Cormier agreed to the continuation.

**Motion:** Made by Mr. Creeden to continue the Public Hearing for Domenico and Alice Lombardi for the property located at 190 Lake Road to April 13, 2011 at 6:35 PM  
**2<sup>nd</sup>:** Mr. Mattioli  
**Discussion:** None  
**Vote:** 5 – 0

**JAYESH PATEL, c/o OMSHRI AMBIKA, LLC – REQUEST EXTENSION OF VARIANCE AND SPECIAL PERMIT GRANTED ON MARCH 10, 2010. THE PROPERTY IS LOCATED AT 21 NEW BOSTON ROAD.**

**Materials Reviewed:**

Letter from Jayesh Patel requesting an extension of one year for the Special Permit granted on March 11, 2010 received 2/16/2011

Letter from Jayesh Patel requesting an extension for six months for the Variance granted on March 11, 2010

Mr. Patel owner of the property stated changing engineering firms has slowed the process. Also, at this time it appears that the layout of the hotel may need to be altered to accommodate the pipeline that passes through the property.

**Motion:** Made by Mr. Mattioli to grant a six month extension of the Variance granted on March 10, 2010 to expire on September 10, 2011 and to grant a year extension of the Special Permit granted on March 10, 2010 to expire on March 10, 2012.  
**2<sup>nd</sup>:** Mr. Young  
**Discussion:** None  
**Vote:** 5 – 0

**Motion:** Made by Mr. Creeden to enter into Executive Session to discuss litigation strategy because conducting this discussion in open session will have a detrimental effort on the Board's strategic negotiating position. The Board will return to open session after the executive session.

**2<sup>nd</sup>:** Ms. Banks  
**Vote:** Ms. Banks – yes  
Mr. Creeden – yes  
Ms. Jeffries – yes  
Mr. Mattioli – yes  
Mr. Young – yes

The Board reconvened from Executive Session at 6:55 PM.

**Motion:** Made by Mr. Creeden to re-hear the appeal of the Cease and Desist originally issued for Sylvio Proulx a.k.a. Syl's Auto Sales located at 109 Main Street, Sturbridge based upon new evidence provided to the Town.

**2<sup>nd</sup>:** Mr. Mattioli

**Discussion:** None

**Vote:** 5 - 0

### **OLD/NEW BUSINESS**

Ms. Bubon presented to Ms. Jeffries, flowers and citations from the House of Representatives and the Senate, thanking her for 25 years of dedication to the Board and the Town.

### **NEXT MEETING**

April 13, 2011 at 6:30 PM at the Center Office Building

On a motion made by Mr. Mattioli, seconded by Ms. Banks and voted unanimously, the meeting adjourned at 7:10 PM.