

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, December 2, 2003

Present: Mike Beaudry
Sandra Gibson-Quigley, Chair
Thomas Kenney
David Yaskulka

Absent: Marge Cooney
Deb Hill
Milton Raphaelson

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda. The minutes for November 18, 2003, were reviewed.

Motion: to accept the minutes of November 18, 2003, as presented, by M. Beaudry
2nd: T. Kenney
Discussion: None
Vote: All in favor

ANR's

Old Sturbridge Village – Leadmine Road – Schofield Brothers – L. Adams noted the plan lacked a locus. The Board had no issues with the plan, but concurred that a locus was necessary for an endorsement. Since the presenter, David Humphrey, was the certified engineer whose stamp appeared on the plan, the Board allowed him to draw the locus onto the ANR – Approved as redrafted 5

L. Giguere – South Shore Drive – Santora P.E. – This plan did not have a locus on the plan. – The Board requested that one be added before endorsement and that the submitter be so notified.

F. Lavergne – New Boston Road – Para Engineering – F. Lavergne presented the plan. The Board had issues with the notations and misspelling on the plan. Also of concern was that the plan did not show access on the legal frontage, but through another lot which had an existing house. S. Gibson-Quigley referenced the Regulations for Subdivision Control, Approvals Not Required and determined that the accuracy of the access to the lot was questionable. L. Adams cautioned the Board that a buildable lot must have adequate access on its legal frontage and this was not reflected on the plan as presented. Due to the language on the plan Board members would not endorse the plan. – Mr. Lavergne was asked to resubmit the plan with corrections and clarifications.

A. Hussey – Westwood Drive – Para Engineering – In this plan Parcel A was being conveyed to Lot #21 – Approved as presented Reconfiguration

OF PARCELS CREATED

5

PUBLIC HEARING CONTINUATION – GREEN MOUNTAIN REALTY CORP. – NEXTEL COMMUNICATIONS TOWER – SITE PLAN REVIEW; George T. Chianis, Agent

The Board had received a request from Green Mountain Realty Corp.'s attorney, Michael Rosen, of Devine, Millimet & Branch of Andover, MA for a continuation of its public hearing to January 6, 2004 at 7:45 PM

Motion: to continue the public hearing for Green Mountain Realty Corp. to January 6, 2004 at 7:45 PM,
by T. Kenney
2nd: M. Beaudry
Discussion: None
Vote: All in favor

**PUBLIC HEARING CONTINUATION – STURBRIDGE TEA SHOPPE – SITE PLAN REVIEW
428 Main Street, Mrs. Marie Wetteland**

The applicant requested a continuation since the revised site plan had not been completed.

Motion: to continue the public hearing for the Sturbridge Tea Shoppe to January 6, 2004 at 7:15 PM, by
M. Beaudry
2nd: D. Yaskulka
Discussion: None
Vote: All in favor

PLANNER'S UPDATE/DISCUSSIONS

Motor Brands – L. Adams had received correspondence from Mike Malaise which he distributed to the Board for discussion. The Board had issues with the following: should the space be considered as retail and if so, was there sufficient parking; was the second floor to be used as a break room or a residence; should an engineered drawing be required or waived. S. Gibson-Quigley quoted the minutes of 11-18-03 which stated the Board required Site Plan Review for this project. If M. Malaise could clearly show a plan with all existing and proposed buildings, existing and proposed contour elevations, structures, parking spaces and driveway openings, this would satisfy the Board. If M. Malaise chose to draw the plan he needed to show the following items: parking, circulation, the square footage of the building, of the first floor interior and the lot dimensions. S. Gibson-Quigley authorized L. Adams to compose a letter to M. Malaise stating such and to sign the letter with her name initialed.

The Board cancelled its meeting for December 16th as there was no scheduled business. The Board agreed its next meeting dates would be:

January 6th, January 27th, February 10th and February 24th

Motion: to adjourn, by T. Kenney
2nd: M. Beaudry
Discussion: None
Vote: All in favor

Adjournment at 8:00 PM