

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, June 8, 2004

Present Sandra Gibson-Quigley, Chair
Debra Hill
Thomas Kenney
Milton Raphaelson

Absent: David Yaskulka

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda. The minutes of May 18, 2004 were reviewed.

Motion: to accept the minutes of May 18, 2004, as presented, by M. Raphaelson
2nd: T. Kenney
Discussion: None
Vote: All in favor

ANR's

D. Kimball – Holland Road – Jalbert Engineering – reconfiguration – Approved 0

Marin Realty – McGilpin Road – Messier Associates – reconfiguration – Approved 0

Marin Realty – 83 McGilpin Road – Messier Associates – 1 lot – L. Adams asked Messier Associates to included the regularity factor and frontage on future plans submitted to the Board for ANR approval – Approved

1

Marquedant – Streeter Road – Marquedant & Associates – reconfiguration – Approved 0

OF PARCELS CREATED 1

PUBLIC HEARING – ESTATES AT STURBRIDGE FARMS – DEFINITIVE SUBDIVISION APPROVAL

S. Gibson-Quigley asked if the proponents wished to move forward with the public hearing. Attorney Craig Ornell spoke on behalf of Spaho Corporation and requested that the Board not open the public hearing due to issues relating to sewer permits. L. Adams and Atty. Ornell discussed the necessity of reaching an agreement for the filing date of the subdivision submittal including all plan revisions as well as a finalized engineered plan. The Board agreed to discontinue this public hearing and repost the Estates at Sturbridge Farms for its July 27th meeting with an alternate date of August 3rd.

NEW BUSINESS

Dr. Robert Audet, 22 Main Street – L. Adams had received a letter from Dr. Robert H. Audet requesting a waiver of Site Plan Review relative to a special permit issued by the Zoning Board of Appeals (ZBA) for 22 Main Street. The letter stated Dr. Audet proposed a change (use of the second floor as dental office space) to the plans approved by the ZBA. The ZBA had been clear in its decision that any changes to the intensity of use to the

second floor would require that Dr. Audet return to both the ZBA (special permit) and the Planning Board (site plan review) for approvals.

Curb Consolidation at Hobbs Brook – Bob Frazier had asked L. Adams for a time when the finished curb consolidation plans could be presented to the Board.

T. Kenney noted the establishment of the Tantasqua Study Committee which was created to investigate the role of Sturbridge in the Tantasqua school system. The Committee consisted of one member from the Board of Selectmen, the Finance Committee, the School Board and Jim Malloy, Town Administrator along with one town resident. T. Kenney asked if the Board felt it would be appropriate to have a representative from the Planning Board on the Committee due to the impact of the residents, the population and the development of the town. C. Blanchard commented that the setup of the at large committee had been approved at town meeting and a change to that setup must be done at a town meeting. T. Kenney offered that he was interested in becoming involved as did S. Gibson-Quigley.

SITE PLAN REVIEW WAIVER REQUEST – Paul Girouard; Custom Woodworking and Cabinet Shop – 4 Old Stagecoach Road

Paul Girouard explained the following –

- Primarily a manufacturing shop for woodworking and cabinets
- This was an existing building needing no new construction
- Employees would consist of himself and a part time person
- Patrons would frequent the shop by appointment only
- The location was serviced by town water and a functioning septic system
- Four parking spaces were provided
- The proposed shop was an allowed use within the Commercial District

T. Kenney asked if the dumpster should be fenced or screened and if there was sufficient room for deliveries. L. Adams felt the dumpster would not be an issue as there were no sensitive abutters and it did not interfere with traffic flow. P. Girouard assured the Board there was plenty of room for deliveries and additional parking. The Board had no other issues.

Motion: to waiver Site Plan Review for Fine Lines at 4 Old Stagecoach Road, by T. Kenney
2nd: M. Raphaelson
Discussion: None
Vote: All in favor

WHITTEMORE WOODS REQUEST FOR TIME EXTENSION FOR INFRASTRUCTURE IMPROVEMENTS COMPLETION

S. Gibson-Quigley commented that a one year extension had been requested for the Whittemore Woods Subdivision. She noted there were only three members eligible to vote (T. Kenney had recused himself from the Board during the last public hearing.) and that the vote required was a majority of a full board or four members, therefore the Board could not take up the extension request.

The Board recessed until its next public hearing which was scheduled for 8:15 PM.

PUBLIC HEARING – STURBRIDGE VETERINARY HOSPITAL – SITE PLAN REVIEW

S. Gibson-Quigley opened the public hearing at 8:15 PM and T. Kenney read the legal notice. Dr. Martin Maketansky explained that business had outgrown the present site which began in 1965 as a two veterinarian hospital. He came to Sturbridge in 1979 and his practice had grown to a four veterinarian hospital. The proposed site plan would provide the increase in work area needed and was designed to fit well into the neighborhood. Dr. Maketansky added he would like to be able to keep his practice in Sturbridge.

Brad Rabinowitz, of Brad Rabinowitz Architect, commented on the existing site –

- The building measuring approximately 3,800 square feet was located in the Commercial Tourist District
- The site did not conform to zoning regulation relative to the front setback
- The curb cut extended across the entire site with no green space

Comments on the proposed site –

- A special permit and variance had been granted by the Zoning Board of Appeals to allow a non-conforming use (veterinary hospitals allowed in Rural Residential District only) on a non-conforming lot and the encroachment of a handicapped parking space into the front setback, respectively.
- All zoning regulations would be brought into compliance with the exception of the one handicapped parking space.
- The relocation of the parking area provided for a reduction to the curb cut.
- Parking calculations required the site have 21 spaces – 10 parking space proposed on-site (clients) and 15 spaces secured by the owner for off-site parking (employees). Signed agreements for the off-site parking were submitted to the Board.
- Total lot coverage would be approximately 61%.
- On site dumpster would be screened.
- No outdoor storage areas
- Issues of concern from the DPW Director – 1) water discharge onto Cedar Street addressed with by a swale in the front yard which would act as a retention area; 2) pollution of underground retention basins from organic matter (leaves) addressed by screening the roof drains and 3) the sewer line connection plan drawing was updated to reflect the proposed location
- Snow storage would not interfere with parking areas for the proposed site or Wild Bird Crossing.
- Landscaping (Tree Warden issues addressed), lighting and signage

The Board followed up with questions related to: the design of the addition – B. Rabinowitz stated the addition would be in character with Sturbridge; clarification of off-site parking – Dr. Maketansky stated that the Cedar Street Restaurant and The Seraph sites were for employees only, not clients; client parking – the maximum number of clients at one time were 7 or 8 and the site provided 10 spaces; and no time limit for off-site parking agreements – Dr. Maketansky realized this, but felt that given the large parking area at The Seraph this would not be a problem.

S. Gibson-Quigley asked if there was anyone from the public wishing to speak for or against the project.

- Velma Franz, Fiskdale resident – recognized that the business needed to expand with the growing population in town; felt that Dr. Maketansky was an asset to the area and wanted him to remain in Sturbridge

Motion: to close the public hearing, by M. Raphaelson

2nd: T. Kenney

Discussion: None

Vote: All in favor

L. Adams recommended the Board add a condition that if at such time there was storm water discharge onto Cedar Street, that the owner work with DPW to correct the problem.

Motion: to approve Site Plan Review for the Sturbridge Veterinary Hospital with a condition that if storm water discharge onto Cedar Street became an issue, the owner would work with DPW to correct the problem, by M. Raphaelson

2nd: T. Kenney

Discussion: None

Vote: All in favor

Motion: to adjourn, by D. Hill

2nd: T. Kenney

Discussion: None

Vote: All in favor

Adjournment at 8:45 PM