

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, December 7, 2004

Present Sandra Gibson-Quigley, Chair
Thomas Creamer
James Cunniff
Thomas Kenney
Jennifer Morrison
Milton Raphaelson
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 November 9th were reviewed.

Motion: to accept the minutes of November 9, 2004, as presented, by T. Creamer
2nd: J. Morrison
Discussion: None
Vote: All in favor

S. Gibson-Quigley polled the Board which agreed to meet on December 21, 2004, January 4 and January 25, 2005. She noted there was a Special Town Meeting scheduled for December 14, 2004. L. Adams noted that copies of the draft Dialog for the Future Report was distributed and that there would be a meeting on Monday, December 13th. Planning Board members were encouraged to attend.

The Board discussed possible dates for a workshop and noted that February 8th or 15th appeared feasible, but not February 1st.

T. Kenney noted that Allen Homestead would be before the Board in March of 2005.

ANR'S

Charles Morse – 22 River Road – Tauper Land Survey – Reconfiguration – An error was noted on the house number (should have been 20 and not 22) and this plan would be corrected and resubmitted.

OF PARCELS CREATED

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ESTATES NORTH – PUBLIC HEARING – TIME EXTENSION REQUEST
Attorney Mark Donahue, for Swiacki and Company, L.P.

After discussion the Board agreed to extend the time for infrastructure completion to June 18, 2005.

Motion: to grant a time extension for infrastructure completion until June 18, 2005, by D. Yaskulka
2nd: M. Raphaelson
Discussion: None
Vote: All in favor

**STONELEIGH WOODS ADULT HOUSING COMMUNITY – Hall Road
Briefing and Coordination with Zoning Board of Appeals Review**

The proponent of Stoneleigh Woods briefed the Board and discussed coordination of the hearing scheduled with Zoning Board of Appeals for January 26, 2005. The Board decided to take up this project at its January 4, 2005 meeting.

**GRIFFIN BOOKS AND BEANS – REQUEST FOR WAIVER OF SITE PLAN REVIEW
Barbara J. Griffin, Owner – 440 Main Street (formerly Steven's Linens)**

Motion: to waive Site Plan Review for Griffin Books and Bean, 440 Main Street, by T. Kenney
2nd: J. Morrison
Discussion: None
Vote: All in Favor

OLD BUSINESS

Update on Zoning Amendments - L. Adams briefed the Board on the following -

- Elderly definition
- Uplands bylaw
- Rezoning at Route 20 and Fiske Hill Road

NEW BUSINESS

One-year Review – Wetteland Tea Room – Marie Wetteland presented a site survey. The Board reviewed the proposed location for a fence and approved it. The Board thanked her for her efforts and a very attractive site.

The Preserve – Surety Lot Swap Request – Charlie MacGregor – The Board approved swapping lot 60 for lot 35 for surety and signed the release.

Road Name Change – The Sanctuary – L. Adams explained that there needed to be some "official" action to change road names at subdivisions and he would follow up with the request.

Next meeting date – December 21, 2004

Motion: to adjourn, by M. Raphaelson
2nd: J. Cunniff
Discussion: None
Vote: All in Favor

Adjournment at 9:58 PM