

**STURBRIDGE PLANNING BOARD**  
**MINUTES OF**  
**TUESDAY, January 25, 2005**

**Present** Sandra Gibson-Quigley, Chair  
Thomas Creamer  
James Cunniff  
Jennifer Morrison  
Milton Raphaelson  
David Yaskulka

**Absent:** Thomas Kenney

**Also present:** Lawrence Adams, Town Planner  
Nancy Campbell, Clerk

S. Gibson-Quigley called the meeting to order at 6:30 PM and read the agenda. The minutes of January 4, 2005 were reviewed.

**Motion:** to accept the draft minutes of January 4, 2005, as presented, by J. Cunniff  
**2<sup>nd</sup>:** T. Creamer  
**Discussion:** None  
**Vote:** All in favor

**ANR'S**

There were none.

**PLANNER'S UPDATE**

Annual Report – L. Adams noted the Board's Annual Report was due February 4<sup>th</sup>. He added this report was a listing of the actions of the Board which he would draft and forward copies to its members.

Fiske Hill – The Board of Selectmen (BOS) had not approved this project for water and sewer tie-ins.

Sturbridge Farms – The Zoning Board of Appeals (ZBA) would hold a public hearing for this multiple dwelling project on February 9<sup>th</sup>. Though the project's site address is 30 Farquhar Road, L. Adams stated its access was off Route 131. At its February 8<sup>th</sup> meeting the Board would conduct its review and make comments/recommendations which would be submitted to the ZBA as a report.

Crescent Gate – L. Adams commented that this was a new marketing name for the approved Chapter 40B project Windgate at Sturbridge. The site was under construction and the Tree Warden had been working with the developers.

Zoning – Old Sturbridge Village – L. Adams had received from the BOS a submittal from Old Sturbridge Village requesting a zoning change to the parcel of land on which its cottage/motel units and Country Curtains is located. He noted there would not be sufficient time to conduct a public hearing for the amendment and meet the submittal deadline set at 2004 Annual Town Meeting. The land was presently zoned Residential Rural (RR) and was approximately 200-300 feet deep. The request is to rezone the parcel to Commercial.

Nextel Tower – Clark Road – L. Adams is expecting Green Mountain Realty Corp's submittal for Site Plan Review of the wireless communications tower approved in court for 126 Clark Road. If the plans are delivered by January 27<sup>th</sup> he would have sufficient time to post the public hearing for the Board's February 15<sup>th</sup> meeting. He had requested that Green Mountain stake the center of the tower to mark its proper location as the earlier documents had been incorrect.

RRI Appeal Disposition – L. Adams asked for two members of the Board to serve on a subcommittee to meet jointly with a ZBA subcommittee to speak with the BOS to determine the disposition of this case. S. Gibson-Quigley and M. Raphaelson agreed to represent the Board.

Sturbridge Isle – Waiver Request – L. Adams had been approached by individuals interested in expanding this site. They had contacted the State about purchasing property to create another access off Route 15. There have been no submittals for the expansion as yet.

Allen Homestead – ConCom Denial – The owners of Allen Homestead would be appealing the decision of the Conservation Commission relative to seven lots and asking the Department of Environmental Protection to set aside this decision and review it at the State level, a superceding Order of Conditions.

**RRI – ONE PICKER ROAD – REQUEST FOR WAIVER OF SITE PLAN REVIEW;  
Chenot Associates, Inc.**

Present to make the request was Bonnie Keefe-Layden, of Rehabilitative Resources Inc.(RRI) and Phillip Warbase, an architect with Chenot Associates. They stated the following –

- This was the former site of Coherent General a light manufacturing business which previously had occupied the 56,500 square foot building.
- RRI was proposing to renovate 24,600 square feet of the building as office space to conduct training programs.
- The remaining portion of the building would be leased out at some future time.
- The present plans showed 147 parking spaces which would be reshaped to allow for 152 parking spaces, 6 of which would be handicapped spaces.
- There would be only minor changes to the building interior, no site work was proposed, some landscaping had been done and no changes were proposed to the outside of the building.
- There were no prospective tenants and no plans at this time for the lease space. B. Keefe-Layden would come back to the Board if this space was to be leased as she recognized it would affect the parking situation.
- On a daily basis, RRI would be using approximately 120 parking spaces for its 30 employees, 45 vans and 45 drivers.

S. Gibson-Quigley asked for questions or comments from the Board. The following issues were discussed –

- Would RRI have individuals staying on site over night – P. Warbasse stated “absolutely not.”
- A right of way existed within the parking area and should the right to pass be revoked then parking spaces could be lost – P. Warbasse stated that the spaces would be replaced on the abutting land and that there was a written agreement stating such. T. Creamer requested that a copy of this document be submitted to the Board.
- Snow storage – would be located on the perimeters of the parking lot.
- Exterior lighting – no changes proposed.

S. Gibson-Quigley asked for L. Adams' recommendations. He commented that the present parking was adequate for RRI's use of the building's 24,600 square feet. If they chose to sublease or make a change to the remaining square footage they must come back to the Board for Site Plan Review. There would be no waiver permitted. He suggested the following conditions –

1. That RRI must apply for Site Plan Review if there is a change to the intensity of use to the 24,600 square foot space or it subleases any of the remaining building space;
2. The Department of Public Works Director should review and approve the sewer tie-in before the issuance of an occupancy permit; and
3. RRI should provide a copy of the right of way as recorded with the Worcester District Registry of Deeds.

He also suggested any signage for training should be approved through the Design Review Committee.

**Motion:** to waive Site Plan Review for Rehabilitative Resources Inc. for One Picker Road with the following conditions: 1) That RRI must apply for Site Plan Review if there is a change to the intensity of use to the 24,600 square foot space or it subleases any of the remaining building space; 2) The Department of Public Works Director should review and approve the sewer tie-in before the issuance of an occupancy permit; and 3) RRI should provide a copy of the right of way as recorded with the Worcester District Registry of Deeds, by T. Creamer

**2<sup>nd</sup>:** D. Yaskulka

**Discussion:** None

**Vote:** All in Favor

**Motion:** to adjourn, by M. Raphaelson

**2<sup>nd</sup>:** J. Cunniff

**Discussion:** None

**Vote:** All in Favor

### **Adjournment at 7:55 PM**

L. Adams conducted a training session, the first of a series, for the Board after the close of this meeting.