

STURBRIDGE PLANNING BOARD
INFORMAL MINUTES OF
TUESDAY, July 26, 2005

Present Sandra Gibson-Quigley, Chair
James Cunniff
Jennifer Morrison

Absent: Russell Chamberland
Thomas Creamer
Thomas Kenney
David Yaskulka

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

S. Gibson-Quigley read the agenda and noted that since the Board did not have a quorum the draft minutes of July 12, 2005 would be reviewed at the next scheduled meeting on August 9th. She added that the Board would take up the Approvals Not Required submittal by Bertin Engineering, Inc. and would then be participating in a workshop on Subdivision Control and Smart Growth conducted by L. Adams directly following this meeting.

ANR'S

Flycon Homes – Wallace Road (Scenic Road) – reconfiguration – Michael Loin, of Bertin Engineering, Inc. stated that this was a reconfiguration of a plan approved by the Board on 02-08-05. He explained that two wells had been drilled each eleven feet from the property line which met state code, but not the regulations for the Town of Sturbridge Board of Health (fifteen feet). A variance was denied by the Board of Health for relief of the four foot violation. M. Loin stated that the plan showed a jog to the property line in order to maintain the well on Lot 1, the well on Lot 2 would be abandoned and redrilled. M. Loin noted there was no change to the frontage measurements of the lots and added that no tree cutting was involved. Three members of the Board signed the plan and S Gibson-Quigley offered to call the other Board members to obtain the required fourth signature Approved 0

OF PARCELS CREATED **0**

NEW BUSINESS/OLD BUSINESS

S Gibson-Quigley made note of the following business items -

Planning Board Vacancy – The Board currently was seeking a new member and any interested party should contact Mr. James Malloy, Town Administrator.

Zoning Study Committee – Application letters were being accepted until Friday, July 29th for a member at large to be appointed by the Planning Board. S Gibson-Quigley would contact individuals who had submitted letters of interest to schedule an interview time.

Town Planner Vacancy – Resumes have been received by the Town Administrator and interviews for a new Town Planner would be scheduled beginning the week of August 8th.

August 9th Meeting Date – T. Kenney, as clerk, would be conducting the meeting in the absence of S Gibson-Quigley.

Rezoning for Old Sturbridge Village public hearing at 7:15 PM

Laurel Woods Definitive Subdivision Plan public hearing at 7:45 PM – J. Malloy had requested all comments for this project by submitted by August 5th. S Gibson-Quigley had requested that J. Malloy attend this public hearing to assist the Board since he was acting as Town Planner.

Zoning Study Committee appointment – tentative

School Building Committee appointment – tentative

Review of July 12, 2005 minutes

August 23rd Meeting Date – Tentative Date

Zoning Study Committee appointment (if not selected on August 9th)

September 13th Meeting Date –

Allen Homestead

Motion: to adjourn, by J. Cunniff

2nd: J. Morrison

Discussion: None

Vote: All in favor

Adjournment at 7:15 PM