

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 28, 2006

Present: Sandra Gibson-Quigley, Chair
Russell Chamberland
James Cuniff
Jennifer Morrison
Bruce Smith

Absent: Tom Creamer

Also Present: Jean M. Bubon, Town Planner

The regular meeting of the Planning Board was called to order at 7:00 p.m. by Chairman, Sandra Gibson-Quigley.

Approval of Minutes

Motion: Made by Jennifer Morrison to accept the minutes of February 14, 2006 as presented.
Second: James Cuniff
Discussion: None
Vote: Unanimously to approve.

SANR'S

- Mohd and Bereshkal Aslami - & Laurel Hill Road – Mr. Richard Para Land Surveyor was present to explain the plan to the Board. Mr. Para explained that this plan is a re-configuration of a plan previously endorsed by the Board on September 13, 2005. The new configuration places the lot line of Lot 2 around the Tennis Court; creating a rather irregular shaped lot. However, the lot as depicted meets the requirements of frontage and the R-Factor. The plan presented was endorsed by the Board.
- Swiacki Trust Management Co. – Fiske Hill Road – Mr. Richard Para Land Surveyor was present to explain the plan to the Board. Mr. Para explained that this plan creates three parcels from five existing Assessors Parcels. Proposed Parcel S-1 has more than sufficient frontage and meets all other requirements. Parcel S-2 and S-3 do not contain sufficient frontage and are so noted that they are not building lots. The plan presented was endorsed by the Board.

**GARY MURATORE – REQUEST FOR WAIVER OF SITE PLAN APPROVAL –
376 MAIN STREET**

At this time Mr. Gary Muratore, representing Rolila, Inc. met with the Board to explain his proposal to convert the former Maurice the Pants Man location into a D'Angelo Sandwich Shop. The property is located at 376 Main Street and has been owned by the Muratore's for about ten years now. The building will be renovated to accommodate the sandwich shop and the upstairs apartment will continue to be rented. The proposed renovations include the interior remodeling as well as a new handicap ramp and vestibule and the relocation of a door and the addition of a window and awnings in the front. The building would be re-painted and a colonial look would be maintained. Mr. Muratore also indicated that the entire parking lot would be re-surfaced and striped prior to opening.

Mr. Chamberland asked if there were any changes proposed with the lighting. He also asked if a grease trap needed to be added. Mr. Muratore indicated that he thought that the outside lighting was sufficient and had not planned to make any changes. He also indicated that he had met with the Board of Health and understood that a grease trap must be added. The type proposed is one that would have a clean-out at the sink.

Ms. Morrison stated that she was concerned about potential parking conflicts especially with the five spaces in the middle row. It appeared that these parking spaces would be very close to the travel lane. She asked Ms. Bubon if she could speak on this issue. Ms. Bubon indicated that she had visited the site and found that there is a lot of room in the parking lot. She indicated that she used a conservative estimate of five spaces in the middle lane so that the potential for conflicts closest to the Route 20 entrance may be eliminated. She thought that striping of spaces and a delineation of the travel lane would help to alleviate any potential conflicts. She also suggested that the applicant may wish to flip the parking spaces around so that the vehicles actually faced the building rather than the Brook. This would have to be measured out when the parking lot was re-surfaced to see if that would work and she indicated that she would be happy to work on that with the applicant.

Mr. Smith questioned the number of parking spaces that would remain next to the handicap ramp. Mr. Muratore indicated that three were proposed. Ms. Bubon commented that she thought that two spaces may be more appropriate in that area and therefore had reduced the count provided by the one space.

Mr. Hal White, a resident and member of the Board of Selectmen, advised those present that there were actually two grease traps involved and that an external grease trap permit must be obtained from the WWTF. Mrs. Bubon indicated that she had spoken to Mr. Morse who had indicated that he did not have any concerns with the granting of a waiver provided that all necessary approvals were obtained. Ms. Gibson-Quigley indicated that was something that could be added to the conditions if the Board granted the waiver.

Ms. Gibson Quigley read letters from both the Board of Health and the Building Inspector/Zoning Enforcement Officer indicating that they had no concerns with the granting of a waiver for this project. At this time, Ms. Gibson-Quigley also read proposed conditions of approval prepared by Ms. Bubon for discussion. Those conditions are as follows:

1. A minimum of twenty-four parking spaces must be provided; fifteen spaces for the restaurant, two spaces for the apartment, and seven spaces for the employees. All parking must be clearly delineated on the ground prior to receipt of an occupancy permit. The two residential spaces must be clearly noted for "Tenant Use Only", the parking to the rear of the building must be clearly noted "D'Angelo Employee Use Only".
2. All proposed exterior and interior modifications must be completed and approved by the appropriate authorities prior to the restaurant opening.
3. All signage including lettering on the canopies must be approved by the Design Review Committee.
4. All necessary Conservation Commission approvals must be obtained prior to starting any construction.
5. All appropriate permits must be obtained.
6. All overgrown landscaping must be removed and the area must be replanted with appropriate landscaping plantings.
7. A completion date for the project should also be established so that I may follow up with a site inspection and report to the Board.

After discussion of the conditions, the Board was in agreement that the following conditions should be added to the list:

Condition #1 should be changed to read, "A minimum of twenty-four parking spaces must be provided; fifteen spaces for the restaurant, two spaces for the apartment, and seven spaces for the employees. All parking must be clearly delineated on the ground prior to receipt of an occupancy permit. The two residential spaces must be clearly noted for "Tenant Use Only", the parking to the rear of the building must be clearly noted "D'Angelo Employee Use Only". The parking lot must be resurfaced and parking spaces and travel lanes must be striped in the safest manner possible to accommodate the required parking. The Town Planner should be contacted to discuss the final layout and design of the parking lot prior to completion."

Condition #5 should be changed to read, "All appropriate permits must be obtained. The applicant must consult the DPW Director regarding the necessity of an external grease trap permit, and if required must take the appropriate steps to obtain that permit."

Condition # 6 should be changed to read, "All overgrown landscaping must be removed and the area must be replanted with appropriate landscaping plantings. The planting design plans shall be submitted to the Planning Board for review and approval prior to planting."

Condition #7 should list September 1, 2006 as the completion date. The applicant shall notify the department in writing when complete so that a final inspection may be conducted.

Motion: Made by Russell Chamberland to grant the Waiver of Site Plan Approval requested.
Second: Bruce Smith
Discussion: None
Vote: Unanimous to approve.

KOOPMAN LUMBER – REQUEST FOR WAIVER OF SITE PLAN APPROVAL – 519 MAIN STREET

Mr. Smith recused himself from this discussion and left the Board at this time. At this time Mr. Eric Sampson of Koopman Lumber met with the Board to explain his company's proposal to convert the D & B Coal Stove Shop at 519 Main Street into a corporate sales office for Koopman Lumber. He explained that Koopman Lumber employs sales staff that works in the field taking orders and they then phone the orders into the office for processing. Therefore, there will be no customers or sales staff traffic at this site. There will be three employees based at this facility. The plan that he presented to the Board shows four parking spaces at the front of the property and ten spaces at the rear of the property by the Laundromat. Mr. Sampson indicated that he believed that this would actually be a decrease in the use on site.

Mr. Chamberland indicated that he noticed that D & B was still using the space and asked if they planned to vacate the premises prior to Koopman moving into the space. Mr. Sampson indicated that the lease for D & B expired today and Koopman's lease begins tomorrow. They will not be occupying the space together.

Ms. Gibson-Quigley asked what type of changes would be made to the building. Mr. Sampson stated that very few changes would be made with the exception of signage and moving in office equipment. He indicated that they had received approval from the Design Review Committee this evening for their proposed signage.

Motion: Made by James Cuniff to grant the Waiver of Site Plan Approval requested.
Second: Russell Chamberland
Discussion: None
Vote: 4-0 to approve.

ANDREW AND ROSEMARIE BEAM – REQUEST FOR WAIVER OF SITE PLAN APPROVAL – 440 MAIN STREET

At this time Mrs. Rosemarie Beam of Sturbridge Candy & Gifts met with the Board to explain her proposal to relocate her business from its current location to 440 Main Street where this business would share retail space with Griffin Book & Beans. Mrs. Beam explained that she was losing her lease on her current location and needed to find a new location in town. She stated that she had met with the Board of Health and the Building Inspector to review her planned renovations and neither had a problem with the proposal.

She would be downsizing her product line so that she could fit into the new space. A kitchen area with melters and freezers would be added and a wall would be built that would divide the two businesses. She stated that she believed that this proposal would help both businesses since they would bring different customers into the shop.

Mr. Smith questioned if the melters used a flame for a heat source. Ms. Beam indicated that they are electric units that have a large spinning pot that sits in a water bath to melt the candies.

Ms. Gibson-Quigley asked if she would still carry her gift line. Ms. Beam indicated that she would. Ms. Gibson-Quigley asked about parking requirements. Ms. Bubon stated that 18 spaces were required for the two businesses combined. There are thirty parking spaces on site.

Ms. Gibson Quigley read letters from both the Board of Health and the Building Inspector/Zoning Enforcement Officer indicating that they had no concerns with the granting of a waiver for this project. At this time, Ms. Gibson-Quigley also read proposed conditions of approval prepared by Ms. Bubon for discussion. Those conditions are as follows:

1. All proposed interior modifications must be completed and approved by the appropriate authorities prior to the candy shop opening.
2. All signage must be approved by the Design Review Committee.
3. All appropriate permits must be obtained.
4. A completion date for the project should also be established so that a follow up site inspection and report to the Board can be completed.

After discussion of the conditions, the Board was in general agreement with the suggested conditions. A completion date of July 1, 2006 was also agreed upon.

Motion:	Made by Bruce Smith to grant the Waiver of Site Plan Approval requested.
Second:	Jennifer Morrison
Discussion:	None
Vote:	Unanimous to approve.

TOWN PLANNER UPDATE

Ms. Bubon advised the Board that the application for a Scenic Roads permit submitted by Mr. Para on behalf of Mr. George and Mr. Cournoyer has been withdrawn since changes to the driveway layout may need to occur to satisfy the Conservation Commission.

Ms. Bubon advised the Board that she had spoken to Bill Mathieu of National Grid regarding town acceptance of street lights. Mr. Mathieu confirmed that the base mounted fourteen foot fiberglass pole light Model # CS 6810 selected by the Board is a stock item for National Grid. Therefore, National Grid carries the parts to maintain the lights and the town should feel free to accept these lights as part of the public infrastructure. The problem

has arisen where some developers have used lights other than the CS 6810, such as in the Allen Homestead project; these lights should not be accepted as they are not National Grid stock items. Mr. Cormier will be formally notified of the findings.

OTHER BUSINESS

Mr. Chamberland provided the Board with a copy of a newspaper article that appeared in the Worcester Telegram & Gazette this day. The article discussed the Henke Sass Company that is currently located on Route 131 in Dudley and their proposed expansion efforts. The article indicates that they were having some issues because of a water moratorium in that community. The article further states that they are a medical device company with about ninety employees and they plan to expand 50 to 100% in the next ten years. The article mentions that the company is also looking at sites in Sturbridge and Southbridge. Mr. Chamberland thought it may be a good idea to be proactive and send a letter to the company offering any support they needed as they consider re-locating to Sturbridge. Ms. Morrison agreed with Mr. Chamberland indicating that she thought that was exactly the role of the Board to be a Planning Board and not a Reacting Board. Ms. Gibson-Quigley asked Ms. Bubon if she had any experience with this type of thing. She indicated that she had in the community she worked previously she worked very closely with the Board to attract businesses. She had also spoken to Mr. Malloy this afternoon who had indicated that there was reserve capacity built into the sewer service bylaw for the Technology Park. The water infrastructure would have to be expanded, but the town would likely be agreeable to entering into a TIF agreement for this type of company. He suggested that perhaps a joint letter could be sent from the Planning Board and Board of Selectmen to this company offering to assist them if they choose to come to Sturbridge. After further discussion the Board charged Ms. Bubon with pursuing this further with Mr. Malloy.

The next meeting date is March 14, 2006. A request for Waiver of Site Plan has been filed by Elaine Ramsey of Village Primitives to relocate her business into the Wetteland Tea Room location.

The continuation for Maple Hill is scheduled for March 28, 2006.

The Stoneleigh Woods project will be coming before the Planning Board in the near future for Site Plan Approval.

Penny Dumas of the Community Preservation Committee would like to meet with the Planning Board to discuss the proposed acquisition of the Old Sturbridge Village property. Ms. Gibson-Quigley suggested that the meeting of March 14, 2006 would be an appropriate meeting for that discussion to take place. Mr. Chamberland will follow-up with Ms. Dumas to see if that date will work for her.

On a motion made by James Cuniff and seconded by Russell Chamberland, and voted unanimously, the meeting adjourned at 8:03 p.m.