

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, APRIL 11, 2006

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

Also Present: Jean M. Bubon, Town Planner
Diane Trapasso, Administrative Assistant

The regular meeting of the Planning Board was called to order at 7:05 p.m. by Chairman, Sandra Gibson-Quigley.

Approval of Minutes

Motion: Made by Russell Chamberland to accept the minutes of March 28, 2006.
Second: Jennifer Morrison
Discussion: None
Vote: Unanimously to approve.

SANR PLAN OLD STURBDIDGE VILLAGE

- Old Sturbridge Village A plan was presented that divides the parcel of land. The Town of Sturbridge hopes to acquire the plan from OSV was endorsed. Mr. David Humphrey of Schofield Brothers reinforced the presentation made by Penny Dumas, Chair of the Community Preservation Committee. All Board members signed the site plan.

PUBLIC HEARING FOR JMJ PROPERTIES, INC. OF 79 MAIN STREET.

The applicant is requesting Site Plan Approval to construct a parking lot in the rear of the property and associated site to serve an existing commercial building.

Ms. Morrison excused herself from the Board because she is one of the owners of JMJ Properties.

Ms. Gibson –Quigley read the legal notice.

Dave Roberts of Jalbert Engineering, Inc. made the presentation. The applicant's propose to widen the shared driveway and have obtained an easement for this purpose from adjoining land owner. A new parking lot will be created to the rear of the property and the current

parking lot in the front of the building will be reclaimed and landscaped. A drainage system and lighting will also be installed as part of this project.

Ms. Bubon reviewed the application and recommended approval with the following conditions:

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
2. Landscaping is approved as submitted. Any deviation from the approved plans shall require approval of the Planning Board.
3. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
4. All other permits must be obtained prior to the start of construction.
5. A completion of December 1 , 2006 has been set for this project. The applicant shall notify the Planning Department, in writing when the project has been completed so that an inspection may be conducted by the Department and/ or its designee to insure compliance with the inspection plans and additional conditions imposed.
6. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to modify or revoke this Site Plan Approval. This Site Plan Approval does not relieve the applicant or any other person of the necessity of complying with all other applicable federal, state or local statutes, bylaws or regulations.
7. The provisions of this Site Plan Approval shall apply and be binding upon the applicant, its employees, and all successors and assigns in interest and control.
8. This Site Plan Approval shall lapse one year from the date of issuance if construction or substantial use thereof has not sooner commenced. An extension of time (one year) may be granted by the Planning Board upon application by the owner/applicant prior to the expiration and upon review of the circumstances and a finding of good cause.

Motion: Made by Tom Creamer to approve the Site Plan.

Second: Bruce Smith

Discussion: Ms. Gibson-Quigley questioned pedestrian traffic, no dealing with the public staff only traffic

Mr. Cuniff questioned lighting. It was answered in the presentation.

Vote: 5-0 to approve Site Plan (Ms. Morrison abstaining).

Ms. Morrison back as member of the Board at 7:35 P. M.

ELAINE RAMSEY, VILLAGE PRIMITIVES REQUEST FOR WAIVER OF SITE PLAN APPROVAL TO OPERATE A RETAIL SHOP AT 428 MAIN STREET (WETTELANDS TEA ROOM)

The applicant is requesting approval to operate a retail shop at 428 Main Street (Wettelands Tea Room).

Ms. Ramsey made the presentation.

Ms. Bubon believes that Site Plan Approval can be waived in this instance because the nature of the proposed construction, alteration or use is such as to have a minimal effect on any of the standards or criteria provided for in Chapter 25 – Site Plan Approval. Ms. Bubon recommends the following conditions if the Board should choose to waive site plan approval:

1. At no time shall access along the right of way and the buffer areas be impeded.

In addition, Ms. Bubon recommends the following condition of approval for this waiver request:

1. All signage must be approved by the Design Review Committee.

Motion: Made by Mr. Creamer to approve the Waiver of Site Plan Approval requested.

Second: Jennifer Morrison

Discussion: None

Vote: Unanimous to approve.

PUBLIC HEARING FOR BLUE & GOLD DEVELOPMENT GROUP, INC. P.O. BOX 1442, RIVERHEAD, NY 11901

The applicant is requesting Site Plan Approval to establish a 71-unit active adult housing community off of Chase Road, an approved subdivision currently under construction off of Hall Road.

Mr. Donahue, Attorney for Blue & Gold, brought the Board up to date. Blue & Gold received approval from the Zoning Board of Appeals for a Special Permit.

Mr. Belec of Waterman Design Associates, Inc. submitted the site plan for Stoneleigh Woods, a proposed active adult housing community located off Hall Road. The project site comprises approximately 36 acres located entirely within the Rural Residential Zoning District and fronting on Chase Road, an approved subdivision road currently under construction. Specifically, they are requesting that the Planning Board grant Site Plan Approval for establishment of a 71-unit active adult community.

The Zoning Board of Appeals has issued a Special Permit to Blue & Gold for the Stoneleigh Woods project. The Special Permit was issued for the creation of a 71-unit Multiple Dwelling Project in the Rural Residential District, an allowed use pursuant to Chapter Five, Section 5.02(f) and Chapter Twenty-one, Multiple Dwelling Projects, of the Sturbridge Zoning Bylaws.

Ms. Bubon conducted a preliminary review of this project and has provided initial comments to Waterman Design Associates, Inc. WDA has responded to the comments and provided supplement materials as requested however, Ms Bubon has not have the opportunity to fully review the material and distribute the follow up information to departments. In addition, Thomas Chamerland is meeting with the applicant on April 26, 2006 since he had concerns regarding the landscaping. Ms. Bubon is recommending that the Public Hearing be continued to allow a full review of the materials.

Discussion: Ms. Gibson-Quigley concern over the cul de sac.

Mr. Creamer concern of the traffic flow.

Motion: Mr. Creamer to continue the Public Hearing to May 23rd.

Second: Mr. Cuniff

Vote: Unanimously to continue.

TOWN PLANNER UPDATES—Old Sturbridge Village has a 14 day permit for a tent in their parking lot for the school children to have lunch. OSV wants to apply for Site Plan Waiver Approval for the tent because it's only temporary. The Board schedule the meeting for April 24th at 6:00 P.M. before the Town Meeting.

Permit Software Training will be April 13, 2006, the Planning Office will be closed.

Rehabilitative Resources, Inc. Application for Site Plan Review Property Location at 1 Picker Road. Re-submitted the application. The first application was never reviewed because Jim Malloy, who was then acting Town Planner, had informed Mr. Neal, incorrectly, that the application fee was never received. However, a search of the records, shows the check was cashed by the Town on October 6, 2005. The application itself, although submitted at the end of September, was time-stamped October 24, 2005. Mr. Malloy also returned the Site Application by correspondence of October 27, 2005 referencing interpretations of failure of the Application to comply with the requirements of Chapter 25 of the Zoning Bylaws on Site Plan review. No hearing was ever held despite the submission having been made over time and accepted. Over 180 days had passed since the application check was cashed. Ms. Bubon has requested more detail be shown on the site plan but as of this date has not received that information; a Public Hearing will be scheduled.

Worcester Registry of Deeds needs the signatures of the Board. It was decided to wait until after the appointments are made.

Commonwealth Capital Application was submitted on Friday to EOEA.

On a motion made by Mr. Creamer and seconded by Mr. Cuniff, and voted unanimously, the meeting adjourned at 9:30 P. M.