

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MAY 9, 2006

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

Absent: Bruce Smith

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

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 Sandra Gibson-Quigley to accept the minutes of April 11, 2006.
Second: Jennifer Morrison
Discussion: None
Vote: Unanimously to approve.

Motion: Made by James Cuniff to accept the minutes of April 24, 2006 as corrected.
Second: Jennifer Morrison
Discussion: None
Vote: Unanimously to approve.

TOWN PLANNER UPDATES

- Ms. Bubon presented to the Board information she received from The Lincoln Institute. They are offering to Planning Boards complimentary Citizen Planners Resource Kit. The kit includes publications on smart growth, regionalism and conservation easements, also access to online courses. Ms. Bubon felt this was an excellent program and the Board agreed to have Ms. Bubon sign up for the program.
- The dates for the Building Sustainable Communities Through Planning Workshops are the following: June 13th & 28th at Town Hall at 7:00 PM. All are welcomed and asked to call the Planning Department if attending.
- Center at Hobbs – The Gap has moved out and the Dress Barn will be opening next month.

- Stoneleigh Public Hearing is May 23rd The abutters list was wrong, had to re-mail the letters and re-advertise.
- Mr. Cuniff gave an update on the Zoning Study Committee rewriting the Bylaws with the intent to make them easier to understand. Hope to finish in June.
- Burgess School Building Fund – the State will help develop the proposal for funding for 2007.
- Mr. Chamberland would like some type of follow up on a project that when finished, it is checked to make sure all was done and a time frame given for a finished project. Ms. Bubon said that the BMSI system will help all departments keep track of the working projects once the modifications are made. In addition since she arrived has recommended completion dates be attached to permits.

PUBLIC HEARING FOR REHABILITATIVE RESOURCES, INC. of ONE PICHER ROAD.

The applicant is requesting Site Plan Approval to lease warehouse space and to use 10,100 square feet to provide day support services to disabled adults.

Ms. Gibson –Quigley read the legal notice.

Attorney Neal represented the applicant. Attorney Neal gave a brief history of this application. The application was never reviewed because Mr. Malloy, who was then acting as Town Planner, had informed him, incorrectly, that the application fee was never received. However, a search of the records at Montague & Desautels, my office at the time of the September 27, 2005 filing, show that 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 Plan Application by correspondence of October 27, 2005 referencing interpretations of failure of the Application to comply with 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 one hundred eighty (180) days have passed since the application check was cashed. Given the minor alterations and negligible impact on traffic and parking of these proposals, Attorney Neal requested on this re-application a waiver of strict compliance with site plan review requirements, but not with site plan review itself, under §25.04 of the zoning bylaw.

The site plan application had not been refiled until recently and Rehabilitative Resources Inc. recently opened its day support services to developmentally disabled adults in the additional 10,100 square feet of area and has a handicapped bathroom in this area. It will hire up to an additional eight employees for this use. At this time it has hired no additional employees.

All Star Premium Products Inc. has leased 10,800 square feet of area on the lower level and a loading dock for the purpose of storage only. There are no employees involved with All Star's use of the property, no parking required and one vehicular traffic being for pickup and delivery of inventory. No construction or renovations are being undertaken with the lease of this portion of the building.

Ms. Keefe-Layden informed the Board that Women in Business use space in early mornings for their meetings and the Chamber meets in late afternoons. Walmart used some space in February and March for some training for their employees. Anna Maria College and Bay Path have approached her with leasing space for classes. She assured the Board that this project is on hold.

The Board has issues with the building being leased for more than what was originally asked for.

Mr. Creamer supports the work RRI does but growth must be done within the laws of the Board.

Ms. Gibson-Quigley has no issue with RRI using their space but needs to look at the impact to the Community.

Ms. Bubon reported since no exterior changes are proposed the performance standards with the exception of convenience and safety of pedestrian and vehicular traffic are not issues for this application. However, if the Board agrees with the way she calculated the parking standards she believed a condition of no more than 42 conference participants may be present at one time during normal business hours would be appropriate. Larger training sessions would have to be conducted after 5:00 p.m. and even then, the entire 160 person capacity could not be used since there are only 132 parking spaces available and according the applicant's representative they currently have 30 vans. This leaves only 102 parking spaces available after 5:00 p.m. She discussed this with Attorney Neal and he has agreed that it would appear that the parking provided to his client that they have only 30 persons on site at one time for outside training sessions.

Ms. Bubon's report indicated that she believed that the applicant meets all of the criteria for approval of the Site Plan as submitted if the outside trainings are limited. Attorney Neal has indicated that his client is currently having plans prepared to expand the parking lot. When this occurs it is likely that additional parking for the outside training sessions can be provided.

Motion: Made by Ms. Gibson-Quigley to close the Public Hearing at 7:58 p.m.

Second: James Cuniff

Discussion: None

Vote: Unanimous to close.

Approval of Site Plan with conditions as follows:

1. set revised plans to show actual square footage for All Star – less than 10,000 square feet within 30 days.
2. no further tenant expansions without further parking
3. never exceed 132 spaces

Motion: To approve the Site Plan for Rehabilitative Resources Inc. with conditions as stated.

Second: James Cuniff

Discussion: None

Vote: Unanimous to approve.

VIJAY SHAH

Informal Discussion regarding a proposed preliminary subdivision plan – Corner of Shepard Road and Route 131 (Green Acre Motel Property).

Mr. Shah made the presentation.

Ms. Gibson-Quigley informed Mr. Shah that this was an informal presentation and no action would be taken.

Mr. Shah would like to create a subdivision where Green Acre Motel currently stands. Mr. Shah has been to the Selectmen meetings asking for permission for sewer hookup. The selectmen stated to him that a sewer moratorium was in place and that the development may not be able to access the town sewer.

The Board cannot review plans without sewer hookup or a septic system.

Mr. Chamberland told Mr. Shah to check with the State Highway Department about the Route 131 revision, since it might have an impact on the entrance to the subdivision. Also to check with the Conservation Community about wetlands.

The Board thanked Mr. Shah for the presentation and his time but stated there was nothing they could do until the sewer issue was resolved.

On a motion made by Ms. Morrison and seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 8:40 p.m.