

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JUNE 6, 2006

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

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

The regular meeting of the Planning Board was called to order at 5:00 p.m. by Chairman, Sandra Gibson-Quigley.

**Approval of Minutes**

**Motion:** Made by Mr. Creamer to accept the minutes of May 23, 2006.  
**Second:** Mr. Smith  
**Discussion:** None  
**Vote:** 6 –0 with Ms. Dumas abstaining.

Ms. Gibson- Quigley introduced and welcomed Penny Dumas as the newest member of the Planning Board.

**SANR – KENNY FAMILY TRUST AND GEORGE HAMMOND AND LINDA LYONS – OAKS COVE ROAD AND LIBRARY LANE**

Mr. Jalbert of Jalbert Engineering submitted the plan showing a small portion of the land labeled “Parcel A” being transferred from Kenny to Hammond & Lyons. The parcel will become an integral part of the Hammond and Lyons – the plan is noted that this is not a building lot and is to be conveyed and held in common ownership with abutting land of Hammond & Lyons. In addition, the plan shows “Easement A” in favor of Hammond & Lyons. The remaining land has sufficient frontage and the area to conform with the zoning requirements.

The Board signed the plan.

**SANR – GEORGE & COURNOYER – FISKE HILL ROAD AND CHARLTON ROAD**

Mr. Rick Para submitted the plan showing a reconfiguration of a plan previously endorsed by the Board. A recent decision by the Conservation Commission has limited the ability of

the applicant to construct what was proposed as two homes on Fiske Hill Road. Therefore, the land is being redivided to show one parcel on Fiske Hill Road and the remainder of the land on Charlton Road.

The Board signed the plan.

### **DRAPER WOODS DEVELOPMENT, LLC**

Request for Release of Funds.

Mr. Rabbit spoke on his own behalf, requesting the release of \$198,050.80. The DPW Director has inspected all of the improvements noted and has approved the release. Work done under this release request includes sewer, water and drainage work as well as some clearing and grubbing.

<b>Motion:</b>	Made by Mr. Creamer to release the funds in the amount of \$198,050.80
<b>2<sup>nd</sup>:</b>	Mr. Cuniff
<b>Discussion:</b>	None
<b>Vote:</b>	6 – 0 with Ms. Dumas abstaining.

### **TOWN PLANNER UPDATES**

- Ms. Bubon stated that Empire Village Restaurant will be striping within the next 30 days.
- Mr. Hal White was appointed by the Board of Selectmen as a liaison for the Planning and Zoning Board of Appeals.
- Ms. Bubon stated that there is an issue on Vinton Road as a scenic road. Mr. Hudon has put in a driveway, there is a tree that needs to come down. Half the tree is on Town property. Mr. Hudon has submitted for a Public Hearing, but 30 days will pass because the Tree Warden cannot make the meeting.

Mr. Creamer stated from a practical side what would happen if the Board ignores the problem and 30 days would pass and the tree would come down as default. Mr. Creamer would also like to see if Town Counsel could make a ruling.

Ms. Gibson-Quigley stated that the bylaws need to be changed to be more practical.

On a motion made by Ms. Morrison and seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 5:30 p.m.

