

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 15, 2006

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

Also Present: Jean 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 Mr. Chamberland to accept the corrected minutes of July 18, 2006
Second: Mr. Creamer
Discussion: None
Vote: 7 - 0

SANR – STANLEY CHOINSKI – WESTWOOD DRIVE, STURBRIDGE MA

Mr. Choinski spoke on his own behalf. The plan re-divides the tract into two lots. The plan depicts two parcels with more than the required frontage and lot area.
The Board signed the plan.

DRAPER WOODS DEVELOPMENT, LLC PHASE II – REQUEST FOR RELEASE OF FUNDS

Mr. Rabbit spoke on behalf of Draper Woods requesting a release of funds and a release of Lot 5 (which had been used as a temporary turn-around), The request has been reviewed by Mr. Morse, DPW Director and he has agreed to the release of \$151,006.94 as requested and the release of Lot 5.

Motion: Made by Mr. Smith to release the funds of \$151,006.94 and Lot 5.
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

TOWN PLANNER UPDATE

Gary Muratore – D’Angelo Restaurant will require an extension of completion date due to delays with architectural drawings. Recommended date is December 30, 2006.

Motion: Made by Mr. Creamer to grant an extension to December 30, 2006.
2nd: Mr. Cunniff
Discussion: None
Vote: 7 - 0

Next Meeting – September 12, 2006

Maple Hill Realty – Site Plan Approval

Sturbridge Co-Op – Site Plan Approval

Their grant for the project was denied. Still have to build a Waste Water Treatment Facility.

Meeting Dates for the remainder of the year.

September 12th & 26th

October 24th

November 14th & 28th

December 5th & 19th

PUBLIC HEARING ON THE APPLICATION OF AMARJEET GILL OF 77 FISKE HILL ROAD, STURBRIDGE MA

Ms. Gibson- Quigley read the legal notice.

Mr. Ferguson of Bertin Engineering, handed the green cards in and spoke on behalf of the applicant. The applicant is requesting Site Plan Approval to allow a change in use from a Builder’s Office with an Accessory Apartment to an Optometrist Office with an Accessory Apartment. The facility will be made ADA Accessible by the construction of a new walkway and access ramp. The property location is 473 Main Street.

Mr. Smith questioned about enough lighting for the ramp.

Mr. Ferguson stated that the existing lighting would be used.

Dr. Gill, the applicant spoke he would only be opened in day time hours 9:00 AM – 5:00 PM

Ms. Gibson-Quigley would like to make sufficient lighting in the conditions.

Ms. Dumas said this is an ideal use of the property but wanted to know how the ramp was being built and what kind of material being used. Would like to use landscape as screening for the ramp.

Ms. Gibson-Quigley stated closing up the driveway will help with no backing out to Route 20.

Motion: Made by Ms. Morrison to close the Public Hearing.

2nd: Mr. Smith

Discussion: None

Vote: 7 – 0

Motion: Made by Mr. Smith to approve the Site Plan at 473 Main Street with Conditions.

2nd: Mr. Cunniff

Discussion: None

Vote: 7 – 0

Ms. Dumas commended Ms. Bubon, Town Planner on her thorough packets she does for the Board but feels awkward to raise a concern about a project. If the Board votes against her recommendations, how does that legally affect the Board. Ms. Dumas would like to know if it would be better to have not so strong recommendations from the Town Planner.

Ms. Bubon is a certified Planner and part of her job is to make recommendations to the Board on all projects because she reviews them according to the Bylaws of the Town and Laws of the State.

Ms. Morrison stated the Board is it's own entity. We, as a Board do not always have to agree with the recommendations of the Planner.

Ms. Gibson-Quigley, we can disagree, it's how each of us interprets the Bylaws. We can always ask questions when we have issues and concerns.

Mr. Creamer nothing is done behind closed doors. The Board discusses everything in open discussion and is never totally persuaded by the Planner.

Mr. Cunniff stated that he is strongly in favor of Ms. Bubon's practice of presenting recommendations on each article before the Planning Board. Prior to Ms. Bubon's arrival we did not enter a meeting with a recommendation based on the technical contents of the bylaws, and a detailed review of the bylaws during a presentation is not practical.

Ms. Bubon stated she reviews all plans before a Public Hearing, goes out to all the sites and makes sure all procedures are in place. With 17 years experience as a Planner and 9 months as Sturbridge Town Planner, she brings her technical merits to the Board and each project.

Ms. Morrison handed out a flyer on EcoGrid concrete pavers that are endorsed by the Green Valley Institute.

REORGANIZATION OF THE BOARD

Ms. Gibson-Quigley turned the meeting over to Ms. Bubon, Town Planner for the voting of reorganization of the Board.

Mr. Cunniff thanked Ms. Gibson-Quigley for a good job as chairman.

Motion: Made by Mr. Cunniff to nominate Mr. Creamer as Chairman.
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Cunniff to nominate Ms. Morrison as Clerk.
2nd: Mr. Creamer
Discussion: None
Vote: 7 – 0

For Public record the description of the Clerk's job was read. The Clerk reads the Public Hearing notices, reads the correspondence and runs the meeting if the Chair is absent.

Motion: Made by Ms. Gibson –Quigley to nominate Mr. Smith as a delegate to the Central Massachusetts Regional Planning Commission.
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

Ms. Gibson-Quigley stated that representation to all other Boards will stay the same for now.

On a motion made by Ms. Morrison and seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 8:25 PM.