

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, SEPTEMBER 12, 2006

On a roll call made by Ms. Morrison, Clerk the following members were present:

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

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, Tom Creamer.

Mr. Creamer thanked the former Chair, Ms. Gibson-Quigley for her excellent leadership.

Approval of Minutes

Ms. Dumas questioned a word on page 3, the first paragraph. Ms. Trapasso, the Assistant, was not sure and had to review the video.

Motion: Made by Mr. Chamberland to accept the corrected minutes and omit the first paragraph on page 3.
Second: Mr. Smith
Discussion: None
Vote: 7 - 0

CHARLES MACGREGOR – BRENDON HOMES – REQUEST FOR RELEASE OF ADAMS ROAD BOND.

Mr. MacGregor spoke on his own behalf requesting a release of the remaining funds being held for Adams Road. Mr. Morse, DPW Director, provided a letter indicating that the work has been completed to town standards and recommends that the Board release the funds of \$8,587.97 plus interest.

Motion: Made by Mr. Cunniff to release the funds of \$8,587.97 plus interest.
Second: Mr. Chamberland
Discussion: None
Vote: 6 – 0 –1 Ms. Dumas abstaining

TOWN PLANNER UPDATE

Gary Muratore – D’Angelo Restaurant work has started on site.

Xtra Mart – 215 Charlton Road – Construction began on September 5, 2006.

Sturbridge Country Inn – 530 Main street – owner will be converting the proposed retail space (that was never developed) into two additional guest rooms. No Planning Board approval will be required since the proposal will actually reduce the amount of parking required on site.

Citizen Planner Training Collaborative Training Schedule – Ms. Bubon would like members of the Board to take advantage of the meetings. The credit system for the Towns has changed from 24 hours to 12 hours up front and then 8 hours additional on attendance.

PUBLIC HEARING ON THE APPLICATION OF MAPLE HILL, L.L.C.

Ms. Morrison read the legal notice.

Mr. Jalbert of Jalbert Engineering, handed the green cards in and spoke on behalf of the applicant. The applicant is requesting Site Plan Approval to allow construction of a 10,500 square foot office/retail building and associated improvements at 127 and 135 Main Street. The property is located on the southwesterly side of Main Street and contains approximately 12.22 acres that is divided between commercial and residential zoning districts; approximately 3.7 acres is located in the commercial district. The property is currently vacant land that is rather rectangular shaped with a small access piece extending to Shepard Street. The site contains both level and sloped areas. The property also contains wetland areas as well as ledge.

Mr. Chamberland had an issue with both entrances being in and out.

Mr. Jalbert stated it was all approved by Mass Highway.

Mr. Chamberland questioned the light intensity with safety issues. The lighting is within national code stated by Mr. Jalbert.

Ms. Dumas questioned access to Shepard Road, Mr. Jalbert stated it would never happen. Ms. Gibson-Quigley stated cannot access commercial from residential.

Ms. Dumas wanted to know if Ms. Bubon, Town Planner, had calculated the landscaping in the parking lot to be sure it is within the 5% of green space. Ms. Bubon had not calculated, as the engineer would have to certify that. It appeared to be at least 5%.

Ms. Dumas questioned the sidewalks, she was a little confused with the plans showing where they were.

Ms. Morrison wanted to know if more traditional lighting could be used.

Mr. Chamberland of Bennetts Road and on the Design Review Committee stated that the lighting used is to enhance and disappear to the buildings. The design is simple to keep with the designs of the building.

Ms. Goodwin of was concerned with the drainage. Bedrock floods with a lot of rain, there is a lot of ledge. Concern with safety issues and is afraid this project with increase water problems on Bedrock.

Mr. Wilson, Board of Selectmen, stated that the drainage will improve with the Route 131 project.

Faith Arsenault of 137 Main Street, former owner of the property stated that the problem with water build up was due to the factor that the blacktop of the driveways are higher than the ground.

Motion: Made by Mr. Cunniff to close the Public Hearing.

Second: Ms. Morrison

Discussion: None

Vote: 7 – 0

Motion: Made by Mr. Cunniff to approve the Site Plan for Maple Hill Realty, L.L.C. with Conditions and amend Condition 5H that the Town Planner may act on behalf of the Planning Board and any violations concerning blasting shall be enforced by the Fire Chief or Zoning Officer. Add Condition #16 to remove the grease trap from the plans.

Second: Mr. Smith

Discussion: None

Vote: 7 – 0

PUBLIC HEARING ON THE APPLICATION OF STURBRIDGE RETIREMENT COOPERATIVE CORPORATION OF 1 KELLY ROAD

Ms. Morrison read the legal notice.

The applicant is requesting Site Plan Approval to allow the construction of a Wastewater Treatment Facility to service the existing mobile home park and future park expansion area.

Mr. Hatch and Mr. Bagleni spoke on behalf of the applicant. The property is located on Kelly Road and the Wastewater Treatment Facility is proposed to be constructed adjacent to the existing maintenance garage on the south side of the road. The mobile home park contains 175 mobile homes and they plan to expand to include an additional 54 mobile homes in the future. The existing mobile homes are all served by on site septic systems. The SRCC is currently under an Administrative Consent Order with the Massachusetts DEP to construct the facility. The site chosen for the new facility is down gradient which will allow gravity to be used. The facility will not be visible from Kelly Road and only minimally visible from two of the mobile in the park.

Ms. Gibson-Quigley stated that this project does not have much leeway because of all the State regulations.

Mr. Bullard of Poplar Avenue is against this project. He is concerned about the impact of construction on his landscaping and odor from the facility.

Mr. Hatch stated there was a resident meeting explaining all the construction and that the contractors will replant all plantings disturbed.

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

Second: Ms. Quigley-Gibson

Discussion: None

Vote: 7 – 0

Mr. Cunniff stated if this project does not go forward, the park may close.

Ms. Chapdelaine, a resident of the Park wished the facility could be moved elsewhere in the park

Ms. Morrison stated that we can't please all people in the park and the project will only work in a limited area due to DEP regulations.

Motion: Made by Ms. Morrison to approve the Site Plan for Sturbridge Retirement Cooperative Corporation with 13 Conditions and amending # 9 with a completion date of November 1, 2007.

Second: Ms. Gibson-Quigley

Discussion: None

Vote: 7 - 0

TOWN PLANNER UPDATE

Massachusetts Clean Water Toolkit – a web-based tool providing updated technical information.

Subsidized Housing Inventory Update – any Board member with additional information would be helpful

Revised Priority Habitat Map and Estimated Habitat Map for Rare Species

Library Book Order – Ms. Cheesebrough, Director, has ordered some great books on various planning topics.

Clothing Bins – Hobbs Brook Plaza- after reviewing the approved Site Plan, Mr. Nichols, Zoning Enforcement Officer, is asking that the containers be removed.

Next Meeting – September 26, 2006 – Mr. Tom Chamberland will make a presentation on trails.

Spaho Corporation filed a Definitive Subdivision Plan (5 lots) off Farquhar Road.

Steve's Collision will begin construction in a week.

Mr. Creamer would like the Board to think about having the Clerk be authorized to sign ANRS.

On a motion made by Mr. Cunniff and seconded by Ms. Dumas, and voted unanimously, the meeting adjourned at 10:05 PM.