

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, SEPTEMBER 26, 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 read the Agenda.

Approval of Minutes

Motion: Made by Ms. Dumas to accept the corrected minutes and the first paragraph on page 3 of the August 15, 2006 meeting

Second: Ms. Morrison

Discussion: None

Vote: 7 – 0

Motion: Made by Ms. Morrison to approve the minutes of September 12, 2006.

2nd: Mr. Cunniff

Discussion: None

Vote: 7 – 0

SANR – MELISSA VILANDRE – CEDAR STREET

Mr. Jalbert of Jalbert Engineering spoke on behalf of the plan. The plan shows the re-division of a parcel owned by Melissa Vilandre on Cedar Street. The plan re-divides the tract into four lots. The Board endorsed a plan dividing this tract into five lots in 2004. Due to conservation considerations, the applicant wishes to reconfigure this land. The plan depicts four lots that meet the frontage, area, R-Factor and the uplands requirements. The Board signed the plan.

KEVIN RABBITT – REQUEST FOR RELEASE OF FUNDS – DRAPER WOODS LENDER’S AGREEMENT

Mr. Rabbitt is requesting a release of funds from the Draper Woods Lender’s Agreement in the amount of \$100,764.32. The request has been reviewed and approved by Mr. Morse, DPW Director.

Motion: Made by Ms. Gibson-Quigley to release the funds of \$100,764.32.
Second: Mr. Smith
Discussion: None
Vote: 7 – 0

ANDY CORMIER – REQUEST APPROVAL OF INSPECTION SCHEDULE FOR LAUREL WOODS SUBDIVISION

Mr. Cormier is requesting approval of the inspection schedule for Laurel Woods. It has been reviewed and approved by Mr. Morse, DPW Director. Mr. Cormier provided the Board with a copy of the Sewer Extension Permit from the DEP which was issued on September 6, 2006.

Motion: Made by Ms. Gibson-Quigley to approve the inspection schedule for Laurel Woods.
2nd: Mr. Smith
Discussion: None
Vote: 7 – 0

At 7:14 PM the Board joined the audience for the Presentation being made by Mr. Tom Chamberland on trails entitled “Everything You Wanted to Know about Trails but Were Afraid to Ask”. The Board reconvened for regular business at 8:38 PM and thanked Mr. T. Chamberland for a well done and very informative presentation.

DISCUSSION OF THE ROLE OF THE PLANNING BOARD CLERK

Mr. Creamer at the last Board meeting wanted the Board to consider the Clerk being voted to sign the ANRs.

Ms. Bubon stated that according to Mass Rules and Regulations the Clerk can be voted to sign SANRs that have been approved by the Planning Board, in the presence of the Board.

The Board is in favor of having one person sign the SANR.

Motion: Made by Ms. Gibson-Quigley to grant authorization to the Clerk to sign ANRs and if there is any missing documentation the Clerk can sign, not in the presence of the Board only after the ANR has all documentation.
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

DISCUSSION OF MINUTES

The Board discussed the meaning of minutes. The Planning Board is required to maintain accurate records of its meetings. A summary of the discussions is enough to give an understanding of the decisions. An exact record of motions, votes and official actions is a must.

Motion: Made by Mr. Smith to follow Mass General Law c.39§23B for the Preparation of minutes of the Planning Board.
2nd: Ms Gibson-Quigley
Discussion: None
Vote: 7 - 0

TOWN PLANNER UPDATE

Next Meeting – October 24, 2006
Site Plan Approval – RRI – One Picker Road

Ms Bubon recognized the brochure from The Trustees of Reservations on “ ANRs & Ancient Ways”.

Mr. Smith handed out information from CMRPC

The Board is in favor of the Mullin Rule, allowing members of boards that hold public hearings to miss one of the sessions of a public hearing and still maintain their ability to vote.

Ms. Bubon would like a motion of acceptance brought to the Selectmen and have it placed on the next Town Meeting warrant for acceptance by the Town.

Motion: Made by Mr. Cunniff to send to the Selectmen a letter supporting Mullin’s Rule being placed on the next Town Meeting warrant for acceptance by the Town.
2nd: Ms. Gibson-Quigley
Discussion: None
Vote: 7 – 0

On a motion made by Ms. Morrison and seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 9:10 PM.

