

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, OCTOBER 24, 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

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

Absent: Bruce Smith

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 Mr. Cunniff to approve the minutes of September 26, 2006.
2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0

**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 \$78,492.00. The request has been reviewed and approved by Mr. Morse, DPW Director.

Motion: Made by Mr. Chamberland to release the funds of \$78,492.00
Second: Ms. Gibson-Quigley
Discussion: None
Vote: 6 – 0

SWIACKI & COMPANY, L. P.- REQUEST FOR EXTENSION FOR THE WHITTEMORE WOODS SUBDIVISION

The applicant is requesting a one year extension from November 19, 2006 to November 19, 2007 for the completion of Whittemore Woods (Turner Lane).

Mr. Rabbitt spoke on behalf of the applicant. Since only two homes have been constructed to date, it is not feasible to install the final pavement and landscaping at this time. Due to the current slowdown in the market conditions, the build-out of the homes on Turner Lane is taking longer than anticipated. The current extension request will permit the build-out of the cul-de-sac to continue in an orderly fashion, with finish improvements (roadway topcoat, finish landscaping, etc.) to be installed once the bulk of home construction has been completed.

The Board members discussed that a one year extension is not enough time, eighteen months is more feasible. The Lenders Agreement will be updated at the November meeting.

Motion: Made by Mr. Cunniff to grant an eighteen month extension from November 19, 2006 to May 19, 2008.

2nd: Ms. Morrison

Discussion: None

Vote: 6 – 0

SANR – GEORGE & PAULINE SUPRENANT – 15, 17 & 19 TANNERY ROAD

Lot reconfiguration.

Mr. Suprenant spoke. The plan shows the reconfiguration of Lots 19, 20 & 21. This reconfiguration squares off the lots better than the previous configuration. You will note that the frontage for each lot is 100' and not the currently required 125'. These lots are within the Allen Homestead subdivision that was approved on October 2, 2001.

Ms. Morrison, Clerk, signed the plan.

SANR - MARY LUSSIER & OPACUM LAND TRUST

Lot line adjustment – 172 New Boston Road.

Ms. Morrison excused herself at 7:30 PM from the Board because she is a member of the Board of Directors of Opacum.

Mr. Lussier spoke. The plan submitted represents a lot line adjustment between the two parcels. Frontage is not affected and all other requirements are met.

The Board signed the plan.

Ms. Morrison returned to the Board at 7:35 PM

PUBLIC HEARING ON THE APPLICATION OF REHABILITATIVE RESOURCES, INC. FOR SITE PLAN APPROVAL

Ms. Morrison read the legal notice.

The applicant is requesting Site Plan Approval to allow the lease of 18,083 square feet of space by Optim Inc. Property location is One Picker Road.

Attorney Neal spoke on behalf of the applicant. At this time the applicant would like to lease 18,000 square feet of warehouse space to Optim Inc. This company is currently located at 64 Technology Park Road. The company manufactures markets and services flexible endoscopic products and solutions for medical and industrial applications. No additional site improvements are proposed as part of this application and therefore no site work is proposed. The existing paved parking area, drainage and lighting systems will be used. Interior changes include soundproofing of the ceiling.

Board members discussed the parking issues at length and will watch it closely. The Board requested that the existing dumpster pad be shown on the plans.

Ms. Keefe-Layden, CEO of RRI stated that the parking spaces are never filled.

Mr. Root, President of Optim, stated that the company will initially have one shift with 40 employees and then expand to two shifts with the second shift filled by about 20 employees.

Motion: Made by Ms. Gibson-Quigley to close the Public Hearing.
2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0

Motion: Made by Mr. Cunniff to approve the Site Plan for Rehabilitative Resources Inc. with the following conditions:
1. A revised site plan showing the existing dumpster pad to be used by Optim, Inc. must be submitted within thirty days of the date of approval.
2. The parking shall be reviewed in one year to compare the adequacy of the parking on site in comparison to the current Town Zoning Bylaw requirements.

2nd: Ms. Dumas
Discussion: None
Vote: 6 – 0

PUBLIC HEARING ON THE APPLICATION OF JENNIFER MITCHELL-DOE FOR A SCENIC ROADS SPECIAL PERMIT

Ms. Morrison read the legal notice.

The applicant is requesting a Scenic Roads Special Permit for the removal of one hazard tree and two non-hazard trees at 24 South Road.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. The applicant plans to undertake the proposed work in conjunction with the construction of a driveway onto the site. The applicant wants permission for the removal of one six inch and one seven inch oak tree, and one hazard tree. In addition four other trees will be pruned as part of the proposed work. The frontage of this property contains several large trees making it impossible for the applicant to construct a driveway without removing some trees. The trees to be removed appear to be two of the smallest along the frontage of the applicant and the applicant does propose to plant two new trees at the driveway entrance within the front setback.

Mr. Tom Chamberland, Tree Warden spoke on behalf of the Town. He is in favor of the application and it is a “win win” situation for the Town.

Motion: Made by Mr. Russ Chamberland to close the Public Hearing.

2nd: Ms. Dumas

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Cunniff to grant the Scenic Roads Special Permit and Non-Hazardous Tree Removal Permit requested by the applicant and as depicted on Drawing Number 06328, Dated 9/16/06, prepared by Jalbert Engineering

2nd: Ms. Dumas

Discussion: None

Vote: 7 - 0

REQUEST FOR WAIVER OF SITE PLAN APPROVAL – STURBRIDGE MOBILE- 365 MAIN STREET

The applicant withdrew their request.

TOWN PLANNER UPDATE

Distribution of Zoning Study Committee recommendations for the Planning Board’s consideration. The ZSC is requesting that the Planning Board consider being the petitioner for the proposed changes. The Planning Board would need to discuss that issue and decide if it wishes to be the petitioner for the proposed changes at the November 14, 2006 meeting. The recommendations would need to be forwarded to the Board of Selectmen who then would have 14 days to refer the proposal back to the Planning Board for Public Hearing. Available Meeting dates for Public Hearings would be December 5th and / or 19th. The 19th probably would not be good because it is too close to the holidays. All recommendations and articles must be submitted to the Town Administrator by the end of January, therefore, January 9, 2007 would also be an option.

The Board decided to meet on the following dates:

November 14
November 28
December 5
December 12
January 9, 2007
January 23, 2007
January 30, 2007

Special Town Meeting scheduled for December 11, 2006

LPA Status Reports

Next Meeting – November 14, 200

Definitive Subdivision Plan – Spaho Corp.
Scenic Road Application – 259 Holland Road

Mr. Chamberland suggested that a letter from the Board go to the new Police Chief congratulating him on his new position. Ms. Morrison agreed to draft up the letter and present it at the next meeting for the Board members to sign.

On a motion made by Ms. Morrison and seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 9:33 PM.