

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, DECEMBER 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:** Diane Trapasso, Administrative Assistant

The regular meeting of the Planning Board was called to order at 7:00 PM by Chairman Tom Creamer.

Mr. Creamer read the agenda.

**Approval of Minutes**

**Motion:** Made Ms. Dumas to approve the minutes of December 5, 2006 and December 6, 2006.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0

**TOWN PLANNER UPDATE**

Notice from MassHousing on a 40B application that has been submitted for “Fiske Hill Commons”. Mr. Malloy would like the Town Planner to review and discuss comments the first week in January.

Ms. Morrison stated the that Mullin Rule passed at the Town Meeting on December 11, 2006. The question from the Board about the Rule is when does it actually go into effect. The Board requested that Ms. Bubon follow-up.

Mr. Cunniff stated that Zoning Study Committee will start meeting again in January.

**CONTINUATION OF THE PUBLIC HEARING ON THE APPLICATION OF SPAHO CORPORATION FOR THE APPROVAL OF A FIVE LOT DEFINITIVE SUBDIVISION**

The applicant is requesting approval of a five lot definitive subdivision plan. The property is located at 12 Farquhar Road and 221 Main Street

Mr. Ferguson of Bertin Engineering stated that they are still working on revised plans. They have a preliminary agreement with Opacum Land trust for the 13.05 acre open space. The Board of Health has granted permission to install private sewer systems with the understanding that an amendment to the deed or written in the Deed is a requirement that the owners must connect to the municipal sewer service when it becomes available. A water line will be added from Farquhar Road to the top of the cul-de-sac per request from the Fire Chief. This should give plenty of fire protection for the project. They will also hook up the five lots to Town water; they already received permission for the DPW.

The Board felt that the Board of Health's request to mandatory hook up to the municipal sewer service after the moratorium has been lifted would create a hardship on the future owners. The Board would like more clarification from the Board of Health why the change in language. Ms. Morrison will write a letter from the Board to the Board of Health requesting clarification/explanation.

Ms. Childress of Opacum Land Trust, had some concerns and requests from Bertin Engineering:

1. Permanent monumentation, staking and/or flagging the entire 13-acre parcel so that shared boundaries between this parcel and the abutters will be clearly established.
2. Lots 4 & 5 are very large, would like to see the driveways shortened and lot sizes reduced. This will expand the size of the open space parcel and move the houses and septic systems away from the wetlands buffer zones.

Mr. Ferguson explained that the plans had been revised and the septic systems were not encroaching on the wetland buffer zones.

**Motion:** Made by Mr. Smith to continue the Public Hearing to January 9, 2007 at 7:15 PM  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 - 0

**PUBLIC HEARING ON A PETITION BY SOUTHBRIDGE SHEET METAL WORKS AND ARLAND TOOL TO AMEND THE GENERAL INDUSTRIAL DISTRICT BY INSERTING THE FOLLOWING AS PERMITTED USES: OFFICE, BANK, NEWSPAPER OR JOB PRINTING ESTABLISHMENT; AND BY INSERTING THE FOLLOWING AS AN EXCEPTION WHICH MAY BE ALLOWED BY SPECIAL PERMIT: RESTAURANT, INCLUDING BAKERY AND CONFECTIONARY.**

Ms. Morrison read the legal notice.

The applicant did not show.

The Board has several issues with this request, safety among them, and is not in favor of the change.

**Motion:** Made by Ms. Dumas to close the Public Hearing.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Cunniff not to support this bylaw change to the Board of Selectmen.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** Ms. Dumas wants business to know that the Town values their business.  
**Vote:** 7 – 0

The Board took a fourteen minute recess.

**PUBLIC HEARING ON A PETITION BY GEORGE AND PAULINE SUPRENANT REQUESTING THAT LAND ON STAGECOACH BE CHANGED FROM COMMERCIAL TO SUBURBAN RESIDENTIAL**

Ms. Morrison read the legal notice.

Mr. Suprenant spoke on behalf of his parents. This proposed Zoning Map Change would change a small portion of the land on the northerly and westerly side of Old Stagecoach Road from the existing Commercial Zone to the Suburban Residence Zone.

Ms. Gentry of 3 Old Stagecoach Road wanted to know where her lot was located and was concerned about the wetlands behind Tannery Road. She had issues with the drainage outlet.

The Board had concerns with the Allen Homestead project and if this bylaw change would create a hardship for D.J. Associates for future expansion.

**Motion:** Made by Ms. Morrison to support this bylaw change to the Board of Selectmen.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 1

**COHEN & WOLF – INFORMAL DISCUSSION RELATED TO FILLING AN APPLICATION TO EXTEND THE WIRELESS COMMUNICATIONS FACILITIES DISTRICT FOR THE PURPOSE OF CONSTRUCTING A TELECOMMUNICATIONS FACILITY AT 135 MAIN STREET**

Ms. Kohler of Cohen & Wolf and Mr. Coppins of Optasite made the presentation. Mr. Coppins met with the Town Planner in March saying that his company was looking around Town to erect a cell tower. Now, they are coming back with a location which is behind Maple Hill.

The Board felt the Town does need additional coverage but had the following concerns/request from the applicant: is this the best site; that a balloon be floated to indicate the location and height of the tower; clearly show access to the tower site relative to Maple Hill, including impact on parking and possible affect on the emergency access road.

On a motion made by Ms. Morrison and seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 10:02 PM.