

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 13, 2007

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 PM by Chairman. Tom Creamer.

Mr. Creamer read the agenda.

Approval of Minutes

Motion: Made by Mr. Cunniff to approve the amended minutes of January 30, 2007

2nd: Ms. Morrison

Discussion: None

Vote: 7 – 0

SANR PLANS – JEFFREY K. BURCHARD – 285 CEDAR STREET

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant.

The purpose of the plan is to subdivide the property into two separate lots. One lot containing the existing house and other improvements, with the second lot being vacant. Both lots have sufficient area and frontage to conform with current zoning requirements.

The Clerk signed the plan.

CONTINUATION OF THE PUBLIC HEARING ON THE APPLICATION OF SPAHO CORPORATION FOR 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.

Ms. Blakeley of Bertin Engineering submitted a written letter requesting a time extension until April 17, 2007. It is hoped that this time period will be sufficient to allow the applicant to resolve the outstanding issue of the Open Space parcel with Conservation Commission and to resolve landscaping issue with the Tree Warden.

Ms. Blakeley stated that they are meeting with Mr. Tom Chamberland, Tree Warden, on February 15th. Bertin Engineering is working with the Tree Warden and the Town Planner and hopefully all the issues will be resolved.

The Board still has a major issue with the sewer hook-up requirement by the Board of Health. The homeowner is buying a house with a septic system and a sewer hook-up, which they will have to connect as soon as the moratorium is lifted; this doesn't seem fair. It is an expensive cost to the homeowner.

The Board would like the sewer hook-up requirement from the Board of Health to be listed in the conditions for approval of the subdivision.

Ms. Bubon, Town Planner, made Ms. Blakeley aware that the applicant must apply for a Scenic Road Tree Removal application because of the trees to be taken down in the right-of-way.

Motion: Made by Ms. Gibson-Quigley to continue the Public Hearing to March 13, 2007 @ 7:15 PM
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Chamberland to grant an extension to April 17, 2007
2nd: Mr. Smith
Discussion: None
Vote: 7 – 0

P. DUMAS TO REPRESENT AN OVERVIEW OF THE HERITAGE LANDSCAPE INVENTORY PROGRAM – LOCAL IDENTIFICATION MEETING HELD ON FEBRUARY 7, 2007

Ms. Dumas stated that there were about 18 people in attendance. The Heritage Landscape Inventory Program is an initiative managed by the Massachusetts Department of Conservation & Recreation that is built upon efforts to identify and document heritage landscapes of our Commonwealth that are vital to the history, character and quality of life of our community.

The group came up with seven areas of Heritage Landscape to discuss and to be surveyed:

1. OSV
2. Town Common Area
3. Quinebaug River/Grand Trunk Trail Land
4. Route 20 – Fiskdale
5. Hall Road – The Hall Estate
6. Barrett Farm
7. Ponds of Sturbridge

J. CUNNIFF, ZONING STUDY COMMITTEE CHAIRMAN – UPDATE

Mr. Cuniff stated that at their February 8th meeting the Board voted 7 – 0 – 4 to ask the Selectmen and Finance Committee to take no action on the Accessory Unit Bylaw.

Mr. Creamer stated that he was appalled at the actions of the ZSC. He wanted to remind them that they are a subordinate of the Planning Board, whose charge was to review and recommend zoning changes. After many discussions at the Planning Board meetings and after many Public Hearings, the Board voted to support the bylaw. Now, the ZSC wants to circumvent the entire process and try to take this off the floor for Town Meeting; this is an insult to the Planning Board and the Public. It is up to the people of the Town to vote on the issue.

Mr. Creamer also emphasized that the ZSC needs to understand that it was created for the good of the Town at the direction of the Planning Board and the Board of Selectmen, and that their decisions should not be motivated by their own personal views, but by what is best for the Town (Mr. Creamer referenced the many documents that serve as a guide to decision-making in the Town).

TOWN PLANNER UPDATE

The Preserve

New ownership – Storm Front Realty Trust

Meeting on February 23rd to go over any outstanding issues and anticipated time- frames for completion

Dr. Gill

Landscape not done but the office is open

CMRPC Assessment Estimate FY 08 - \$1,797.18

Center at Hobbs Brook

Location of clothing collection bins – request a waiver to the Site Plan - scheduled for February 27th

Next Meeting - February 27, 2007

Mr. Creamer is setting up a meeting with Cons Comm and Planning Board to work together more effectively on major projects.

On a motion made by Mr. Chamberland and seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 8:30 PM.