

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 27, 2007

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

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

Absent: James Cunniff

Also Present: Jean Bubon, Town Planner

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

Ms. Morrison called the roll, and Mr. Creamer read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to approve the amended minutes of February 13, 2007.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

AFAB RECYCLING – REQUEST FOR WAIVER OF SITE PLAN

The applicant is requesting a Waiver of Site Plan to allow four to six portable clothing and shoe collection bins at The Center at Hobbs Brook as shown on plans submitted to the Board. Mr. Karl Ledbetter was present to explain the proposal and to answer any questions the Board may have.

Mr. Ledbetter indicated that there are currently four clothing storage bins on site in the parking area near the Stop & Shop. The bins are emptied three times per week and collect about 800 pounds of clothing per week. His company has a lease with Kimco, the owners of the plaza, who is very particular in their lease terms. The lease specifically states that there can be nothing outside of the bins at any time.

Ms. Dumas expressed concerns with the location since you can see the bins as you come over the hill. She believed that a great deal of attention had been given to the architecture

and landscaping to insure that the plaza was attractive and she did not find the bins to be in keeping with the design, nor did she find the bins attractive. She questioned if there was anywhere else on site the bins could be tucked away.

Mr. Ledbetter stated that he had looked at the site extensively with Kimco, who had determined that this was one of the least offensive sites. He indicated that if they cannot be seen they will not be used.

Mr. Creamer indicated that he would not want the bins behind the buildings as that could invite illegal dumping. He thought there may be a space by the Linens and Things store that could be used.

Mr. Ledbetter thought Kimco may have an issue with that since those spaces are close to the building and would take customer parking spaces.

There was additional discussion about the appearance of the bins, the location and the lettering on the bins, and clearing the snow from around the bins. Mr. Ledbetter did offer to paint the bins another color and to remove some lettering from the bins. He also indicated that he would be watching the snow situation and would clear around the bins himself if necessary. Some Board members indicated that they thought the bins were providing a service to residents of Sturbridge and surrounding towns. Residents Charles and Mary Blanchard were present and they agreed that the bins were providing a useful service for the area.

Motion: Made by Mr. Chamberland to approve the four clothing recycling bins with conditions (noted below).
2nd: Mr. Smith
Discussion: None
Vote: 5-1 with Ms. Dumas opposed

The conditions of approval are as follow:

1. The approval is for four bins only.
2. The bin closest to the access roadway shall be moved to the right of the bins to leave room for snow storage.
3. One vertical strip of the word Clothing shall be removed from each bin.
4. It is also suggested that the applicant contact the owner of the plaza for approval to blacken out the parking lot striping where the bins are located.

TOWN PLANNER UPDATE

Planning Board Signatures for Recording Plans – Although seven plans have been recorded since the Board voted to authorize the Clerk to endorse the SANR plans, the Registry of Deeds is now saying they never received the appropriate paperwork. Photocopies were provided to the Registry of the forms that were filed in October; however, they have requested new original documents and will not record any additional plans until this has

been done. Board members signed new sheets that will be hand delivered to the Registry by Attorney Chase.

Low Impact Development (LID) - Ms. Bubon attended a seminar on Low Impact Development on February 15, 2007 that was sponsored by the Southern New England Soil and Water Conservation Society. One of the speakers, Scott Horsley of the Horsley Witten Group, had distributed a flyer on Low Impact Development techniques that she was now providing to the Board. She is also looking into the possibility of hosting a half day or full day seminar on this topic for staff, Board members, and other interested parties.

EBY Group - The EBY Group will be meeting with the Board of Selectmen on March 5, 2007 to discuss an Assisted Living Facility that they wish to construct off of Fiske Hill Road and Main Street. They will be requesting that the Board of Selectmen approve this proposal as Housing for the Elderly. The packet submitted by the EBY Group was distributed to the Board.

Lauren Lane – The Board of Selectmen voted on February 19, 2007 to layout a public way to be known as Lauren Lane as per the subdivision plan approved by the Planning Board. Mr. Malloy has requested that the Planning Board review the plan and provide any comments as soon as possible. Copies of plans will be provided to Board members and this item will be scheduled for discussion during the March 13, 2007 meeting.

Rally Against Cancer – Barbara Barry is once again organizing “Team Sturbridge” to help raise money to benefit the Jimmy Fund. Board members were provided with information on this fund raising event.

HOHC – Attorney Todd Rodman of Seder & Chandler, LLP has submitted a letter requesting that his client’s request for a zone change be withdrawn. This has been provided to Mr. Malloy so that the Article can be removed from the Town Meeting Warrant.

Trail Maps – David Aho has been collecting Tracks and Waypoints of the trails in town with his GPS unit and has been working with the Town Planner to try to get the trail system incorporated into the Town’s GIS.

Next Meetings – March 13, 2007 – Continuation of Spaho Corporation Public Hearing
March 27, 2007 – Scenic Roads Public Hearing – Spaho Corporation

Planning Board Report on Zoning Amendments

At this time the Board reviewed the draft prepared by Mr. Cunniff entitled “Overview – Proposed Zoning Amendments – 2007”. Each section was reviewed and modifications were suggested for the following Sections: Accessory Dwelling Units, Signs, Frontage Definition, and Commercial Business District. Other changes proposed include a new heading and formatting of the document. Ms. Morrison, will prepare the modifications with input from Ms. Dumas and Ms. Gibson-Quigley and will present the second draft at the next meeting.

CMRPC REPRESENTATIVE UPDATE

Mr. Smith provided the Board with an update on the activities of CMRPC and provided Board members with a meeting notice for the 2007 Regional Transportation Plan which will be held on Wednesday, March 7, 2007 at 7:00 p.m. in the CMRPC conference room.

On a motion made by Ms. Morrison and seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 8:57 PM.