

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MARCH 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.

Mr. Creamer read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Smith to approve the minutes of February 27, 2007
2nd: Mr. Chamberland
Discussion: None
Vote: 6 – 0 – 1 (Mr. Cunniff abstained)

**SANR PLAN – BARBARA MONOPOLI, JOHN FAGONE & ROSE FAGONE –
WILLARD ROAD & MAIN STREET, STURBRIDGE**

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

The purpose of this plan is to redefine the dividing line between #212 Main Street and #10 Willard Road so that #212 Main Street has the required frontage and area in a Commercial Zone. #10 Willard Road does not have the required area of 43,560 sq. ft. in the Commercial Zone and therefore is non-conforming for commercial use.

The Clerk signed the plan.

TOWN PLANNER UPDATE

Alycem Realty Trust

Holland Road plan from Jalbert Engineering, a small subdivision proposal. Ms. Bubon stated that the plan does not have adequate frontage and is not in favor of the plan.

Load Controls As- Built Plans Submitted

Three revised plans showing the “As-Built” conditions for the Load Controls building. Plan A2 and A3 dated 2/21/05 replace A1 dated 6/8/04. These show actual building elevations. Plan C1 dated 11/8/06 shows changes to the Detention Pond requested by the Conservation Commission.

Next Meeting

March 27, 2007

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

Ms. Blakeley of Bertin Engineering spoke on behalf of the applicant. The plans have been revised based upon a work session that was held with the Tree Warden, Town Planner and applicant’s engineer. The plans have been revised to address Conservation Commission concerns with placement of homes and driveways. Ms Blakeley stated that a letter with all the revisions has been sent to the Town Planner, Tree Warden and Conservation Commission.

Ms. Bubon stated that the revised plans were submitted on March 8, 2007 and staff has not had adequate time for review and recommends that the Board continue the Public Hearing.

Motion: Made by Ms. Morrison to continue the Public Hearing to March 27, 2007
@ 7:25PM
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

DISCUSS PROPOSED PUBLIC LAYOUT OF LAUREN LANE AND PROVIDE COMMENTS, IF ANY TO TOWN ADMINISTRATOR

Ms. Bubon stated that the Board of Selectmen has put on the Town Warrant acceptance of Lauren Lane as a public layout.

Mr. Morse, DPW Director and the Town Planner still have issues that have not been resolved yet and therefore do not recommend the acceptance as a public way.

Ms. Bubon stated the problem with this plan was it was approved by default, so no conditions were included.

Mr. Chamberland stated that he took a ride to the subdivision and saw a lot of problems:

1. Water coming across the roadway

2. Sunken trench
3. Snow piled up on sidewalks
4. Mailboxes not on sidewalks

Mr. Creamer stated that since there are a lot of issues with this subdivision, he would like to do a site walk with the Town Planner. After the site walk, list all the issues along with the DPW Director's concerns and then send a memo to the Selectmen and Town Administrator stating the Board does not support acceptance of this road.

Motion: Made by Ms. Gibson-Quigley that the Planning Board not take action in supporting the acceptance of Lauren Lane because of outstanding issues.
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

PLANNING BOARD DISCUSSION OF DRAFT 2 REPORT ON THE PROPOSED ZONING REVISIONS TO BE DISTRIBUTED AT (AND PRIOR TO) TOWN MEETING

At this time the Board reviewed the second draft prepared by Ms. Morrison. Each section was reviewed and modifications were suggested for the following Sections: Opening Paragraph, Accessory Dwelling Units, Signs, General Industrial District, Destroyed Building Section and Commercial Business District. Ms. Morrison will make the appropriate changes and present the draft at the next meeting.

NEW BUSINESS

Mr. Chamberland wanted to bring to the attention of the Board and Town Planner, that at Gracie's there are 10 U-Haul trucks parked.

Mr. Chamberland would like the Board to consider and review the Town's Waste Water Treatment Center. He suggested that the Board should gather information and discuss what its roll as a Board can be. Considerations to be addressed include how to balance residential and commercial growth and how to convey these views to other Boards.

Board members agreed and would like to have the information on the Waste Water Treatment Center that was given to the Selectmen. The Board would also like time to review the information and then set time aside at future meetings for discussions.

On a motion made by Ms. Morrison and seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 9:12 PM.