

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MARCH 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

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

ABSENT: James Cunniff

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

Mr. Creamer congratulated the Tantasqua High School basketball team on winning the State championship.

Mr. Creamer read the agenda.

APPROVAL OF MINUTES

Motion: Made by Ms. Morrison to approve the minutes of March 13, 2007
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

SANR PLAN – ESCAPE ESATATES – CEDAR STREET, STURBRIDGE

Ms. Bubon, Town Planner spoke on behalf of the applicant.

The purpose of this plan is to add a sewer easement in favor of Lot 1A.

The Clerk signed the plan.

SANR PLAN – GEORGE W. CURBOY'S GARAGE, INC. 71 MASHAPAUG ROAD, STURBRIDGE

Ms. Bubon, Town Planner spoke on behalf of the applicant.

The plan shows land of the applicant being divided into two parcels that meet the requirements. The plan also shows an existing parcel that is labeled not a building lot. This parcel is contained on a separate deed and has been conveyed to Scheffler.

The Clerk signed the plan.

**PUBLIC HEARING (JOINT PUBLIC HEARING WITH THE TREE WARDEN)
ON THE APPLICATION OF SPAHO CORPORATION FOR A SCENIC ROADS
SPECIAL PERMIT FOR THE REMOVAL OF SIX HAZARD TREES AND TWO
NON-HAZARD TREES AT 12 FARQUHAR ROAD.**

Ms. Morrison, Clerk, read the legal notice.

Ms. Blakeley of Bertin Engineering spoke on behalf of the applicant. In the ROW of Farquhar, there are a total of ten(10) trees over 4” in size that have been located. Out of those ten trees, eight trees are to be removed. Six of the tress to be removed have been identified as hazardous trees by the Tree Warden. The two remaining trees to be removed are a 24” Sugar Maple and a 23” Pine.

Based on the Scenic Road bylaw and Section 6.80 of the Sturbridge General Bylaws, the trees are required to be replaced at a ratio 1 tree for every 2” of diameter of tree to be removed; therefore a total of 24 trees will be required. The Town proposed that 14 of the trees be planted in the ROW of the proposed subdivision. The remaining 10 trees will be offered to any property owner within 500 feet of the proposed cul-de-sac entrance. Letters will be sent informing the property owners of the availability of the trees and who to contact if they are interested. The trees will be available to be installed when the subdivision landscaping occurs. If any of these 10 trees are not installed on the neighboring properties, the Tree Warden will make a determination if locations are available within the subdivision ROW for addition plantings. If no locations are available in the ROW of the subdivision, the trees will be planted at the Town’s discretion.

Mr. Loin of Bertin Engineering would be willing to plant trees on the Common or somewhere else in Town.

The fourteen (14) trees proposed for the ROW of the cul-de-sac will be in addition to the required 2 trees per 100 feet of proposed roadway. Based on 500 feet of roadway, ten (10) trees are required to be planted in the ROW of the proposed cul-de-sac. A total of 24 trees are shown to be planted in the ROW of the cul-de-sac.

Mr. T. Chamberland, Tree Warden, stated that he is in agreement with this plan.

Ms. Quigley stated that she would like to see in the conditions of the approval of the subdivision that the trees be removed only upon the approval of the subdivision.

Motion: made by Mr. T. Chamberland to close the Public Hearing.
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

Motion: made by Mr. T. Chamberland to approve the application of the Scenic Roads Special Permit for Spaho Corporation.
2nd: Ms. Morrison
Discussion: None
Vote: 7 - 0

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. These are the final plans 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 parking for the Open Space parcel and placement of trees. Ms Blakeley stated that a letter with all the revisions has been sent to the Town Planner, Tree Warden and Conservation Commission.

Mr. Creamer stated to Ms. Blakeley that a Board member was absent and if they wished they could postpone the vote for approval and just have this meeting be informational. Ms. Blakeley stated she wanted the Board to vote.

Board members have concern about the parking at the cul-de-sac for the Open Space. The designation of four spaces seems excessive, and they do not want to see the spaces marked.

Mr. Blanchard of 26 Farquhar Road and Ms. Martel of 203 Main Street had concerns about the empty ANR parcel being built at a later date.

Ms. Blakeley stated that parcel is not part of the subdivision.

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

Motion: Made by Ms. Quigley to approve the application of Spaho Corporation for a Five lot definitive subdivision with 27 Conditions.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

FRANK NOEL - STORM FRONT REALITY – REQUEST TO EXCHANGE LOT 59 WITH LOT 56 FOR BONDING PURPOSES (LOCATION IS THE PRESERVE)

Mr. Noel spoke on his own behalf.

Ms. Bubon, Town Planner stated that she has met with Mr. Morse, DPW Director to review this request. They both have no concerns with this request, but ask that a new covenant be filed to encumber Lots 56, 58 and 60 since there have been several lot swaps and no new covenants recorded. Since Mr. Noel is going to request another lot exchange at the next meeting, a new covenant will be done at that time.

Motion: made by Mr. Chamberland to approve the request to exchange Lot 59 with Lot 56 for bonding purposes.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

Mr. Creamer read a prepared statement of apology to the Board. He wanted to apologize to any Board member who may have felt his tone or demeanor at past meetings made him/her feel uncomfortable. He further stated that no board member should feel as though they are not in a safe environment in which to express their opinions, concerns, thought, etc. even though they may diverge with his or those of other board members.

PLANNING BOARD DISCUSSION OF DRAFT 3 REPORT ON THE PROPOSED ZONING REVISIONS TO BE DISTRIBUTED AT (AND PRIOR TO) TOWN MEETING

At this time the Board reviewed the third draft prepared by Ms. Morrison. Each section was reviewed and a modification was suggested for Frontage.

Motion: made by Mr. Chamberland to accept the draft report as amended on the Zoning Bylaw changes.
2nd: Ms. Quigley
Discussion: None
Vote: 6 – 0

TOWN PLANNER UPDATE

1. Walmart Storage Containers
Letter of Violation from Mr. Nichols, Zoning Enforcement Officer
2. EBY Realty
Proposed 46 Unit Assisted Living Facility
3. Wastewater Seminar
Workshop held at Sturbridge Town Hall, April 18, 2007
4. TIP Project Listing
Annual Development of the 2008 to 2011 TIP Project Listing,
Required Status Update for Pending TIP Projects & Proposals
5. Citizen Leadership Academy
Copy of Presentation to be given March 28, 2007
6. NHESP Regulatory Changes
7. Kopelman & Paige Handout on Municipal Real Estate Acquisition Procedures
8. Meetings Dates
May 8th and May 22nd

June 5th and June 19th
July 10th and July 24th
August 14th and August 28th

Next Meeting

April 10, 2007

Allen Homestead

BOS (discussion on research on Wastewater Treatment)

Mr. Creamer stated that Mr. Colognesi of Southbridge Sheet Metal would like to come to the next Planning Board meeting and explain the changes made in the zoning bylaw petition. The changes made were deletions of permitted use.

The Board stated they could only listen and give no feed back since a public hearing was already held and it was voted not to support the petition.

Mr. Creamer is going to send a letter to Mr. Colognesi stating that the Board has already voted on this matter and the Public Hearing is closed. Mr. Creamer will also send a copy of the letter to the BOS and Mr. Malloy, Town Administrator.

On a motion made by Mr. Chamberland and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 9:55 PM.