

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, APRIL 10, 2007

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

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

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

ABSENT: Russell Chamberland

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

Ms. Quigley requested a moment of silence for the sudden death of Rosemary Joseph, who formerly had headed the Tantasqua and Union 61 Regional School District. The Board also extended their condolences to the family.

Mr. Creamer congratulated all the elected officials.

Mr. Creamer stated that reorganization of the Board will take place the first meeting in May.
Mr. Creamer would like to keep the current positions

Mr. Creamer read the agenda.

APPROVAL OF MINUTES

Motion: Made by Ms. Morrison to approve the minutes of March 27, 2007
2nd: Mr. Smith
Discussion: None
Vote: 5 – 0 – 1 (Mr. Cunniff)

**ATTORNEY LOUIS MOUNTZOURES – REQUEST AN EXTENSION OF
TIME FOR THE COMPLETION OF ALLEN HOMESTEAD SUBDIVISION.**

Attorney Mountzoures spoke on behalf of Allen Homestead. The project was delayed due to an issue with the Conservation Commission regarding seven lots at Allen Homestead. This issue has been resolved and steps have been taken to begin development on those lots.

Motion: Made by Ms. Quigley to grant an extension until May 15, 2008.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 - 0

**FRANK NOEL – STORM FRONT REALTY – REQUEST TO RELEASE LOT 58
IN EXCHANGE FOR LOT 57 FOR BONDING PURPOSES (LOCATION IS
THE PRESERVE).**

Nr. Noel of Storm Front Realty spoke on his own behalf.

Ms. Bubon, Town Planner, stated that the Board is currently holding Lots 56, 58 and 60 for bonding purposes. Ms. Bubon stated she had met with Mr. Morse, DPW Director, to review the request and had no concerns. Ms. Bubon would like to have a new covenant be filed to encumber Lots 56, 57 and 60.

Motion: Made Ms. Morrison to grant the release of Lot 58 in exchange for Lot 57 for bonding purposes and file a new covenant to encumber Lots 56, 57 and 60.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

**FRANK NOEL – STORM FRONT REALTY – PROVIDE A COMPLETION
UPDATE ON THE PRESERVE AND REQUEST AN EXTENSION OF TIME
FOR THE COMPLETION OF THE PRESERVE SUBDIVISION**

Mr. Noel of Storm Front Realty spoke on his own behalf.

Mr. Creamer read the Preserve completion update list.

Motion: made by Mr. Cunniff to grant an extension of time to May 7, 2008.
2nd: Ms. Quigley
Discussion: None
Vote: 6 – 0

Mr. Smith dismissed himself from the Board at 7:30 PM.

**LOU COLOGNESI - SOUTHBRIDGE SHEET METAL TO PROVIDE AN
EXPLANATION TO THE BOARD AS TO THE CURRENT LANGUAGE OF
HIS PROPOSED ZONING AMENDMENT THAT WILL APPEAR ON THE
ANNUAL TOWN MEETING WARRANT**

Mr. Colognesi of Southbridge Sheet Metal spoke on his own behalf. Mr. Colognesi would like to change the zoning by inserting office, bank or printing establishment as permitted

uses. The building; now is empty and he would like to see it occupied. Mr. Colognesi feels that if the change occurs, the building has a better chance of getting sold.

Mr. Creamer stated that the Board cannot comment on this issue since the Public Hearing was already held and closed. Mr. Creamer encouraged Mr. Colognesi to fully explain his warrant article. Mr. Colognesi restated his intentions. Ms. Quigley pointed out that any zoning article that included changes in permitted uses would apply to all parcels so zoned, not just the parcel of the proponent.

Mr. Cunniff stated to Mr. Colognesi that the Zoning Study Committee meets the second Thursday of the month and is welcome to come because they are looking at the zoning map and will be making changes.

TOWN PLANNER UPDATE

1. Walmart Storage Containers are in compliance.
2. WWTF provided by Mr. Malloy has been distributed to the Board.
3. Mr. Wilson, Chair of the BOS withdrew the combined meeting of the Planning Board and BOS for the April 10th meeting.
4. Holiday Inn Express should be filing an application for site plan approval to construct an in-ground pool as an accessory use.

Next Meeting

April 24, 2007 – 6:30 PM

Meeting with the Conservation Commission

Alex McNitt to provide a Tourism Update

Ms. Dumas stated that a resident called her and wanted to meet with her concerning a parcel of land and what can be done with it.

Mr. Creamer stated that the resident should meet with the Town Planner.

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 7:50 PM.