

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 5, 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

Chairman called the regular meeting of the Planning Board to order at 6:30 PM.

Mr. Creamer read the agenda.

APPROVAL OF MINUTES

Due to some confusion with page 5, it was decided by the Board to hold approval of the minutes of May 8, 2007 until a review of the tape.

SANR – RONALD TRYBA & RAOUL RICARD OF MT. BROOK & BEACH AVENUE

Attorney Neal spoke on the behalf of the applicant.

The purpose of this plan is to convey a 125 s.f. parcel shown as Parcel A from Ronald J. and Judith Tryba to Raoul G. and Theresa A. Ricard. The remaining land of Tryba has sufficient frontage and area to conform to current zoning; 194.74' of frontage on Mountain Brook Road and 2.7 acres.

The Board endorsed the plan.

JAY KATARI – CANCER FREE AMERICA – REQUEST FOR A WAIVER OF SITE PLAN APPROVAL TO ALLOW TWO CLOTHING RECYCLING BINS IN THE WALMART PARKING LOT AT THE CENTER AT HOBBS BROOK.

The applicant didn't show for the meeting. The Board agreed to postpone any discussion until the next meeting.

TOWN PLANNER UPDATE

Xtra Mart – 215 Charlton Road – Ms. Bubon had conducted a site visit to check for compliance with conditions of approval granted by the Board. When Ms. Bubon visited the site she found everything to be freshly painted and the appropriate signage had been installed. All paintings were well maintained and fresh mulch had been spread.

Since we have no complaints regarding this site Ms. Bubon suggested that this site be dropped from the regular review list unless concerns are noted.

Motion: Made by Mr. Smith to remove Xtra Mart from the regular review list.
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

Brenda Verdone – Workforce Central Career Center – 5 Optical Drive Southbridge.

The Massachusetts Workforce Training Fund awards grants to help businesses and labor organizations train the Commonwealth's workers, enhancing their existing skills and introducing them to new technologies, production methods, and customer satisfaction tools. Ms. Bubon handed out informational packets to the Board.

PUBLIC HEARING FOR STURBRIDGE HOSPITALITY GROUP (EXPRESS INN AT STURBRIDGE) FOR SITE PLAN REVIEW TO ALLOW THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL AND RELATED SITE IMPROVEMENTS AT 478 MAIN STREET.

Ms. Morrison read the legal notice.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. The proposed project is the construction of a pool in a impervious area. The pool will have a 10-foot concrete apron area and a 6' high fence with required safety gate and a double gate for maintenance access. Landscaping will be provided around the pool area.

There were some concerns from Board members:

1. The elimination of one of the handicap parking spaces; having only two is this still compliant.
2. Removal of the storage container.
3. Enough room for the dumpster to be emptied without backing out into Route 20.
4. Will there be additional lightning?

Ms. Beu, General Manager of the Sturbridge Hospitality Group, stated that the storage container will be removed. It was there only for the renovations to the hotel.

Mr. Loin stated that there is no need for additional lighting because the pool will only be opened from 9:00 AM to dusk. The number of handicap parking spaces conforms to ADA

regulations. There is enough room for the dumpster to be emptied because it is always emptied when the parking lot is not full.

Mr. Anderson of 7 Crescent Way, an abutter to the project, came to the meeting to fully understand the project. He was very impressed with the presentation and said it sounded very reasonable and responsive.

Motion: Made by Mr. Chamberland to close the Public Hearing.
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Cunniff to approve the Site Plan with 13 Conditions for the Sturbridge Hospitality Group.
2nd: Ms. Quigley
Discussion: None
Vote: 7 – 0

PUBLIC HEARING FOR EJB REALTY CORPORATION OF 116 BROOKFIELD ROAD FOR SITE PLAN REVIEW TO ALLOW FOR THE OPERATION OF THE MONTESSORI PRESCHOOL ON THE PREMISES.

Ms. Morrison read the legal notice.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. The proposed project is for a new Montessori Pre-school. The project includes construction of an addition to an existing single family house, construction of a new driveway with associated stormwater controls, connection to Town Water and Sewer system, and installation of a fence for a play area. The current schedule would have the project completed for September 2007 opening.

Mr. Creamer wanted to emphasize that this project is educational and therefore the Board's purview is somewhat limited. Educational uses are permitted uses in this district. In addition, this facility meets the definition of Child Care Facility as described in Chapter 28A, Section 9 of Mass General Laws and Mass General Laws Chapter 40A, Section 3.

Board members had concerns about the parking and safety issues with pick-up of the children, and lighting.

Mr. Matte, owner of the Pre-school and Mr. Loin answered all concerns. Each child is always escorted in and out of the building by staff, and when leaving the facility all children are escorted to the parent or guardian. No extra lighting is needed.

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

Motion: Made by Mr. Chamberland to approve the Site Plan with 12 Conditions for

2nd: The EBJ Realty Corporation.
Mr. Smith
Discussion: None
Vote: 7 – 0

TOWN PLANNER UPDATE CONTINUED

Gary Mutatore – D’Angelo site. Ms. Bubon met with Mr. Muratore on site and invited him to the next Planning Board meeting. Things are finally starting to shape up. But due to the fact that the Cease and Desist was recently lifted, another extension will be required.

Correspondance from Joe Kowalski, Acting Tree Warden approved a landscape plan change for JMJ Properties’ site at 79 Main Street.

New Business

Ms. Bubon would like to change the way the notices go out to abutters for Public Hearings. Certified mail is very expensive for the applicant. We could send the notices out from the office or allow the applicant to do a certified mailing (certification from the post office that notifications were mailed).

The Board unanimously voted to have Ms Bubon check with the Town Administrator about the mailing issue.

Mr. Blanchard from the School Building Committee said their next meeting is June 13th.

Mr. White from the Board of Selectmen stated that the Selectmen voted to endorse a yes vote to save the Sturbridge Town Hall and the Center School. The election is June 25th. There are flyers and signs for residents to distribute endorsing a yes vote and residents are encouraged to contact any member of the B.O.S. to get flyers and/ or signs.

Next Meeting:

June 11, 2007 – 6:30 PM – Joint Work Session with the Board of Selectmen to Discuss the Zoning Study Committee

June 19, 2007 – 6:30 PM

Kevin Rabbitt – Request for Extension – The Estates North and partial release of Covenant

Gary Muratore D’Angelo’s – Request for Extension

Tuscan River Informal Presentation

OLD BUSINESS

Ms. Dumas questioned the landscaping at Dr. Gill's. She thought it was suppose to soften the handicap ramp. Ms. Bubon stated that she and MR. T. Chamberland, the Tree Warden are going to make a site visit.

Mr. Creamer asked Ms. Dumas if she has made a decision on her position with the ZSC and the Planning Board.

She informed the Board she has and after a great deal of thought and talking to people, she is going to remain on both the ZSC and the Planning Board. She stated that her current understanding is that legally she does not have to resign from either. Ms. Dumas stated that there are other committees that have majority members of a committee on their Boards and there is not an issue. She wants to remain on both and continue her work for the good of the Town.

Mr. Creamer does not agree and believes that having four members of the Planning Board on ZSC could become problematic.

Motion: Made by Ms. Morrison that the Planning Board does not support Ms. Dumas' determination to stay on the ZSC and Planning Board, and that the Board feels there should only be three representatives because that's what was authorized at the 2005 meeting, that's what we authorized ourselves, and that the only three members who should be on the ZSC from the Planning Board are the three members who were duly chosen and elected by the Planning Board.

2nd: Mr. Cunniff

Discussion: None

Vote: 6- 0 – 1 (Dumas Abstaining)

On a motion made by Ms. Morrison and seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 8:45 PM.