

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 19, 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 Chairman called the regular meeting of the Planning Board to order at 6:30 PM.

Mr. Creamer read the agenda.

Mr. Creamer congratulated Mr. T. Chamberland, on behalf of the Board on his award from the Lion's Club.

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to approve the corrected minutes of May 8, 2007.
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Chamberland to approve the corrected minutes of June 5, 2007.
2nd: Ms. Quigley
Discussion: None
Vote: 7 - 0

ENDORSE SPAHO DEFINITIVE SUBDIVISION PLAN

Ms. Blakeley, of Bertin Engineering presented the plan.

The Board endorsed the plan. The Clerk, Ms. Morrison, signed the plan.

**KEVIN RABBITT - REQUEST FOR AN EXTENSION OF THE ESTATES
NORTH SUBDIVISION AND REQUEST FOR A PARTIAL RELEASE OF
COVENANT**

Mr. Rabbitt, of K.B. Rabbitt & Associates spoke on behalf of the applicant. The applicant is requesting a one year extension of the deadline for the completion of the Estates North roadway improvements, and that they release the existing subdivision covenant with respect to all lots and parcels within the subdivision except Lot A-1, the 4 acre commercial lot, which would remain under the covenant as security for the completion of the roadway improvements.

Motion: Made by Mr. Smith to grant an Extension of Completion Date for the Estates North Subdivision to June 18, 2008.

2nd: Ms. Quigley

Discussion: None

Vote: 7 – 0

Motion: Made by Ms. Quigley to grant a new partial release of the Covenant.

2nd: Mr. Smith

Discussion: None

Vote: 7 – 0

GARY MURATORE – D'ANGELO SANDWICH SHOP – REQUEST FOR AN EXTENSION OF COMPLETION DATE

Ms. McGurdy spoke on behalf of Mr. Muratore. Mr. Muratore had to stop work for several months because of a Cease and Desist order issued by the Conservation Commission. They have satisfied all the issues regarding the site and work has begun again. The renovations needed to change the building into the state-of-art restaurant that is opening have been more extensive than originally thought. They are on track now and hope to be open by the end of this year. He is requesting an extension of the completion date to December 31, 2007.

Board members have concerns about the interior work being done and then the exterior being left for the end, and because of weather conditions, the exterior work may not be completed before thereby necessitating Mr. Muratore to come back to the Board for another extension.

Motion: Made by Mr. Cunniff to grant an extension to December 31, 2007 with A strong recommendation that the exterior work to be expedited.

2nd: Ms. Morrison

Discussion: None

Vote: 7 – 0

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 CENER AT HOBBS BROOK

Mr. Perez spoke on behalf of the applicant. Mr. Perez stated that they have a letter from Scott White, Store Manager of Walmart, giving permission for the clothing containers to be located on the property.

Mr. Perez didn't have a lot of information when Board members asked questions. The Board does not feel comfortable making a decision without the appropriate information. They decided to give Mr. Katari another chance to make his presentation.

Motion: Made by Ms. Morrison to continue the Site Plan Waiver to July 10, 2007
@ 6:35 PM
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

TUSCAN RIVER – INFORMAL PRESENTATION FOR A POTENTIAL PROJECT ON ROUTE 15

Mr. Richert, Tuscan River Management Team, spoke. Tuscan River is optimistic about the opportunity to develop an entertainment park in Sturbridge. The expectation is that this park will be among the first of a network of parks that project an image of high quality, wholesome fun. The site plan concept organizes buildings around a central common lawn. Tuscan River would like the indoor theme park to include two miniature golf courses, a bumper boat pond, climbing walls and simulation rides, all in a simulated outdoor space beneath a large canopy. These attractions will be integrated with the Tuscan River story themes the company is developing.

The company believes that a limited amount of retail can enhance the entertainment experience, so long as retailers include stores amenable to leisure activities. Examples of appropriate retailers include Barnes & Noble or Borders Books, REI or L.L. Bean and leisure clothing stores. The retail section will be designed and constructed by Tuscan River and fully integrated with the outdoor amusement rides.

Mr. Doane of Sports Center is proposing an indoor soccer area which would include three fields and a concession stand.

Mr. Galonek of Lake Road supports the sports center and said it would be good for the high school.

Board members liked the presentation and the idea is good but a lot work is still needed. Some concerns are the following:

1. Movie Theater – how many screens
2. Wastewater treatment
3. Address the issue of retail with the zoning bylaw – maybe now is the time to amend the bylaw – too vague

Ms. McNitt, Chamber of Commerce President thinks the project is good for the Town and would bring a lot of tourism to the Town.

Mr. Wykes, CEO of Old Sturbridge Village, said it would help tourism for the Town and OSV.

Mr. Chamberland asked Mr. Wykes if OSV would be willing to open their access road to the public. Mr. Wykes was in favor of opening the access road to the public after a traffic study is done by the Town.

Ms. Bubon said this was a productive meeting and there are still several issues to be resolved, zoning among them.

Mr. Richert said in conclusion that Tuscan River looks forward to working with Town officials, Kelly Farm neighbors and other interested members of the Sturbridge community to cooperatively develop the Kelly Farm property in a manner that serves the community.

TOWN PLANNER UPDATE

Fiske Hill Realty Trust – Request for extension of the Preliminary Plan review period from 45 days to 60 days. This will allow a Hearing to be held on July 31, 2007 when most members are available.

Motion: Made by Mr. Cunniff to grant the extension to Fiske Hill Realty Trust to July 31, 2007
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

As Built received for JMJ Properties, 79 Main Street

Pre-Construction Meeting Spaho Corporation was 6/11/2007

Pre-Construction Meeting Stoneleigh Woods was 6/18/2007

MARPA – Local Permitting Survey

CMRPC Assessment

MAPD Conference Materials

LEED Building Rating Systems

Recent Court Decisions

Conventional vs. Low Impact Development

Wetland Appeals Reform

Information on the Department of Telecommunications & Energy

Governor Patrick's Executive Order 484 "Leading by Example –
Clean Energy and Efficient Buildings"

Upcoming Conference on Integrating Public Health and Planning to
Build Healthier Communities

NEXT MEETINGS:

July 10, 2007

July 31, 2007 – Fiske Hill East Preliminary Subdivision Plan & Potentially Cedar

Street Subdivision Plan

New Business

Mr. Chamberland would like to ask the ZSC to take a roll call vote when voting on amendments to bring forth to the Planning Board. This would enable the Planning Board to know how the members of the ZSC voted.

Mr. Cunniff was in favor of the idea and stated that at a meeting he had with Mr. Malloy and Ms. Bubon it was mentioned to record the voting.

Motion: Made by Mr. Chamberland to ask the ZSC to take a roll call vote on any and all votes.

2nd: Ms. Quigley

Discussion: None

Vote: 7 – 0

On a motion made by Ms. Morrison and seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 9:20 PM.