

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JULY 10, 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: 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.

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to approve the corrected minutes of June 19, 2007.
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

**SANR PLAN – CLIFFORD CURBOY AND DANIEL & MARY BETH PARENT -
PROPERTY LOCATED ON THE NORTH SIDE OF CAMP ROAD (24B)**

Mr. Jalbert, of Jalbert Engineering spoke on behalf of the applicant. The purpose of the plan is to convey properties between Clifford Curboy and Daniel E. & Mary Beth Parent. Parcels “A” & “B” are not to be considered building lots and are to be conveyed as noted. Neither 24B Camp Road on 704 Main Street are left as non-conforming lots with regards to frontage and area.

Motion: Made by Mr. Chamberland to endorse the plan.
2nd: Ms. Quigley
Discussion: None
Vote: 7 - 0

The Clerk, Ms. Morrison, signed the plan.

**SANR PLAN – CLIFFORD CURBOY – PROPERTY LOCATED AT 704 MAIN
STREET**

Mr. Jalbert, of Jalbert Engineering, spoke on behalf of the applicant. The purpose of the plan is to divide the property located at 704 Main Street into Lot 1 and Lot 2. Lot 1 is noted "Not a Building Lot" and is to remain in common ownership with the other land of Clifford Curboy on Camp Road. Lot 2 is conforming.

Motion: Made by Ms. Morrison to endorse the plan.

2nd: Ms. Quigley

Discussion: None

Vote: 7 – 0

The Clerk, Ms. Morrison, signed 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.

Ms. Parkinson, District Manager for CT and MA, of the Cancer Free America Foundation Inc., spoke on her own behalf.

Board members are very concerned about the illegal dumping of trash and apparent overflow of donated materials around these bins. The Board wanted to know how often they are emptied.

Ms. Parkinson stated they are emptied three times a week and if called, they can come sooner. She also stated they have no control over the illegal dumping, as they cannot control people's actions. If there is a mess by the bins, she can be called and they will send a truck to clean up the trash and empty the bins.

Motion: Made by Ms. Quigley to grant the waiver of Site Plan Approval with Five Conditions:

1. 90 Day
2. Copy of the monthly log be sent to the Planning Department
3. Location of the bins is to stay where they are now
4. Allow only two bins
5. Planning Board member is to meet with the Police Chief and Design Review Committee to discuss the enforcement of the illegal dumping and possibility of signage

2nd: Mr. Smith

Discussion: None

Vote: 6 – 1 (Dumas)

BRAD ASLUP PILOT TRAVEL CENTERS, 400 HAYNES STREET (ROUTE 15) – REQUEST FOR AWAIVER OF SITE PLAN TO ALLOW UNDERGROUND STORAGE TANKS TO BE REPLACED WITH ABOVE GROUND STORAGE TANKS

Mr. Aslup, Project Manager for Pilot Travel Centers, spoke on his own behalf. The project includes the installation of new above ground storage tanks for truck diesel to replace the

existing underground tanks. ASTs provide a more environmentally friendly way to store fuel. This installation would enhance Pilot's ability to monitor its tanks. The proposed location is at the rear of the site and cannot be seen from any adjacent roadways due to topography and natural vegetative screening. Thus, it should have no effect on any neighboring properties.

Mr. Creamer read an excerpt from the Sturbridge Zoning Bylaws §25.04..... The Planning Board shall not require a Site Plan Review where the nature of the proposed construction, alteration or use is such as to have minimal effect on any of the standards or criteria provided for hereafter on this section, when measured against existing conditions of the site.....

The Board raised issues about having temporary fuel during the conversion as well as issues regarding safety regulations.

Mr. Aslup stated the no temporary fuel will be used because the tie in with the new tanks will take place when its not busy and will likely take only 4 or 5 hours to complete. They have to meet all State and Federal regulations besides local regulations and have licensed site professionals (such as environmental engineers) on hand.

Motion: Made by Ms. Morrison to grant the Waiver of Site Plan Review with one
Condition: 1. To ensure Mr. Morse, DPW Director, is satisfied with the
whole conversion process
2nd: Mr. Chamberland
Discussion: None
Vote: 7 - 0

TOWN PLANNER UPDATE

Commonwealth Capital Application will continue this year. Ms. Bubon will be completing the application over the coming and provide the Board with copies.

CMRPC has submitted a Second Call for Request for No Cost Technical Assistance on Streamlined Permitting. Ms. Bubon request that the Board review and make any suggestions.

Written confirmation from Bertin Engineering Associates regarding the number of handicapped parking spaces required for the Express Inn at Sturbridge. Three spaces are required; not two as the Proponent originally depicted.

The Bark newsletter has a nice story about Tom Chamberland and the work he did in the New Orleans area.

Meetings for September 11th and 25th

NEXT MEETINGS:

July 31, 2007 – Fiske Hill East Preliminary Subdivision Plan & Kahn Brothers Realty LLC Cedar Street Subdivision Plan

New Business

Ms. Blanchard of 26 Farquhar Road Heard tree cutting on Sunday morning at the Spaho site, however it did stop fairly soon. She also stated that after a heavy rain storm, they did clean up all the mud from the roadway.

Mr. Creamer asked if the Planning Department could check in the site plan approval conditions about construction taking place on Sundays at the Spaho site.

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