

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, OCTOBER 16, 2007

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

**Present:** Russell Chamberland  
James Cunniff  
Penny Dumas  
Jennifer Morrison, Clerk  
Sandra Gibson-Quigley  
Bruce Smith

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

**Absent:** Tom Creamer

The Acting-Chairman, Ms. Morrison called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Morrison stated that, as always, it is an honor and privilege, and thanked those in the audience and those watching at home.

Ms. Morrison read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to approve the minutes of September 25, 2007  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 6 – 0

**SET DATES FOR FUTURE MEETINGS:**

October 30, 2007 (Workshop)  
November 6, 2007 (Workshop)  
November 27, 2007  
December 4, 2007  
December 11, 2007  
December 18, 2007

**TOWN PLANNER UPDATE**

Ms. Bubon met with Dr. Gill and T. Chamberland, Tree Warden, regarding some landscape issues. Dr. Gill will work with T. Chamberland and resolve all outstanding issues.

The clothing bins on Brookfield Road will be removed.

New GIS vendor – Tighe & Bond

Hobbs Brook clothing bins – Ms. Bubon will call them regarding trash around the bins.

**PUBLIC HEARING FOR RICHARD LEO FOR SITE PLAN APPROVAL TO ALLOW THE CONSTRUCTION OF A PARKING LOT AND BUILDING ADDITION WITH ASSOCIATED SITE WORK AND TO CHANGE THE USE FROM A SINGLE FAMILY RESIDENCE TO A BEAUTY SALON AND ACCESSORY APARTMENT.**

Ms. Quigley read the legal notice.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. The applicant requests a Site Plan Approval to construct a parking lot and building addition and to operate a salon in the downstairs with the owner's residence being upstairs at 13 Main Street. Since the lot and structure do not conform to current zoning requirements, the applicant needed a Special Permit from the Zoning Board of Appeals to move forward with this project. The applicant also requested a variance to allow the handicap parking space in the front yard setback. These approvals were granted on September 5, 2007. Additionally, the applicant has applied for and received an Order of Conditions from the Conservation Commission for the proposed project.

Board members questioned the following:

- Height of the wall in back corner – light mounted on that wall
- Number of parking spaces
- Staggering appointments
- Landscaping

Mr. Jalbert answered all the concerns. The applicant is requesting a waiver pursuant to article/section 25.06 (j) of the Sturbridge Zoning Bylaws, as amended 2007, which requires that "A Landscape Plan Prepared by a Certified Landscape Architect, Horticulturist, or Arborist Shall be Submitted with each Site Plan applications, unless an exception is granted by the Planning Board."

All landscaping shall be installed as per the plans submitted and as per the notation on the plan. Sheet 8 of 8 shall be revised to include the notation that a vine will be planted along the base of the wall to provide a more aesthetically pleasing look. Additionally, the Tree Warden shall be contacted for inspection once the plantings have been installed.

**Motion:** Made by Mr. Chamberland to close the Public Hearing.  
**2<sup>nd</sup>:** Ms. Quigley

**Discussion:** None  
**Vote:** 6 – 0

**Motion:** Made by Ms. Quigley to waive to the requirement of Article/Section 25.06 (j) of the Sturbridge Zoning Bylaws, as amended 2007.

**2<sup>nd</sup>:** Mr. Cunniff

**Discussion:** None  
**Vote:** 6 - 0

**Motion:** Made by Mr. Chamberland to approve the Site Plan with 15 Conditions for Richard Leo for property located at 13 Main Street

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None  
**Vote:** 6 – 0

Mr. Chamberland would like to respond to the offensive wording on the appeal decision of McGilpin Road at the next meeting.

**NEXT MEETING:**

October 30

On a motion made by Mr. Cunniff and seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 7:35 PM.