

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, NOVEMBER 27, 2007

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

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

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

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

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to approve the corrected minutes of November 6, 2007
2nd: Mr. Smith
Discussion: None
Vote: 7 – 0

OLD BUSINESS

Mr. Cunniff would like the Planning Board to focus on the following recommendations made from the ZSSC :

Site Plan Review
Landscaping, Screening & Buffering
Special Permit

TOWN PLANNER UPDATE

The 2007 Massachusetts Smart Growth/ Smart Energy Conference

Newspaper article from the Worcester Business Journal, on Big Plans for Charlton, provided by Richard Hardy

Copy of a “Letter to the Editor” from the Southbridge Evening News provided by Mr. Zavistoski

NEXT MEETING:

December 4, 2007

PUBLIC HEARING FOR THE STURBRIDGE RETIREMENT COOPERATIVE FOR SITE PLAN APPROVAL TO ALLOW 43 NEW UNITS AT 1 KELLY ROAD

Ms. Morrison read the legal notice.

Ms. Bubon stated that all departments commented during the ZBA process that they had no concerns with the proposal with the exception of the DPW Director. He has a concern with the flow through D Box #1.

Mr. Hatch, the civil engineer for the project spoke on behalf of the applicant. He explained the project. Since the amount of the funding required exceeds the SRCC borrowing capacity, DEP has agreed to a modification of the permit allowing phased construction of the facility. The modification also allows for the sale of an additional 40 units(50 are allowed after completion) as a means of generating sufficient capital for SRCC to construct the facility and related improvements.

T. Chamberland, Tree Warden, would like 4 more trees planted along the side of the road. He would also like a suitable screening of native plants and or fenced area to delineate the picnic area from the adjacent private lots.

Mr. Hatch agrees to plant the additional 4 trees along the street. He feels a fence at the picnic area (which is the leaching area) would not look good aesthetically and that it should be kept as undelineated open space.

The Board questioned the water supply, wastewater hook- ups, and also wanted to ensure that all trees are planted at the end of the project once all mobile homes are set on their sites.

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

Motion: Made by Mr. Cunniff to approve Site Plan with 15 Conditions to the Sturbridge Retirement Cooperative
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

RICHARD LEO – REQUEST AMENDMENT OF SITE PLAN FOR 13 MAIN STREET

Mr. Leo owner of the property at 13 Main Street spoke on his behalf. He feels these proposed changes would only improve the property.

- Substitute masonry stone wall for Versa-Lok. Real stone is stronger and will look better.
- Mr. Morse said it is not necessary to have metal railings down the side of the driveway. Railing will be needed for the top by handicap parking area only.
- The existing plan calls for two light poles. Having lights mounted on the building in proper locations can accomplish the same results with less potential for light intrusion on the neighboring properties.
- Change the handicap ramp from pressure treated wood to concrete base with metal railings.

The Board had no problems with these changes and thanked Mr. Leo for coming before the Board.

Motion: Made by Ms. Morrison to approve the changes to the Site Plan
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

PUBLIC HEARING ON TWO PROPOSED AMENDMENTS TO THE ZONING MAP FOR PROPERTY LOCATED ON SCHOOLHOUSE ROAD AND FOR A PARCEL LOCATED ON THE CORNER OF STALLION HILL ROAD AND ROUTE 20

Ms. Morrison read the legal notice.

Mr. Cunniff explained the proposed changes.

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

Motion: Made by Mr. Smith to approve and support two amendments to the Town’s Zoning Map to change the zoning district designation for a certain parcels of land, located at Schoolhouse Road, as shown on Assessor Map 24, Parcels 36, 38, 40, 44 and 46, from a Commercial District (C) to a Suburban Residential District (SR) and to change Map 24 Parcel 34 from part Commercial District (C) and part Suburban Residential District (SR) to all Suburban Residential.

Second, to change the zoning district designation for a certain parcel of land, Located on the corner of Stallion Hill Road and Route 20, as shown on Assessors Map 24, Parcel 57-412, from part Commercial Tourist District (CT) and Suburban Residential District (SR) to all Commercial Tourist (CT).

2nd: Ms. Dumas
Discussion: None

Vote: 7 – 0

DICK VAUGHAN – STURBRIDGE RESIDENT WOULD LIKE TO SPEAK TO THE BOARD REGARDING PLANNING ISSUES IN THE COMMUNITY

Mr. Vaughan a Town resident stated that he has been in politics especially Town politics for many years. He stated that change is progress and private/public partnership should be formed. Residents need to work together for the betterment of the Town.

On a motion made by Ms. Morrison and seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 8:30 PM.