

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 12, 2008

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

Present:

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

Absent:

Russell Chamberland

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
January 15, 2008
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

**FLAVIA McCAUGHEY – REPRESENTING GARY MURATORE- D'ANGELO'S
SANDWICH SHOP – 376 MAIN STREET. STATUS REPORT AND REQUEST
FOR EXTENSION OF COMPLETION DATE.**

Ms. McCaughey spoke on behalf of Gary Muratore. She stated that Mr. Muratore plans to open the D'Angelo's Sandwich Shop by July, 2008.

Motion: Made by Mr. Smith to grant extension of the completion date of the
D'Angelo's Sandwich Shop to July 31, 2008.
2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0

**PUBLIC HEARING FOR G& F INDUSTRIES, INC. FOR SITE PLAN
APPROVAL. THE APPLICANT IS REQUESTING APPROVAL TO**

**CONSTRUCT A BUILDING ADDITION ON THE PROPERTY TO
COMPLETE THE RESTORATION OF THE FACILITY TO ITS ORIGINAL
FOOTPRINT. THE PROPERTY LOCATION IS 709 MAIN STREET.**

Ms. Morrison read the legal notice.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. The applicant proposes to reconstruct a building addition at 709 Main Street to complete the restoration of the facility to its original footprint prior to the August 13, 2001 fire. The existing facility contains a 56,600 sq. ft. building and a 69-space parking lot with associated stormwater drainage. The site also has five loading bays and entrances on Main Street and Old Streeter Road. All applicable permits have been obtained.

Ms. Bubon stated that Mr. Chamberland, Tree Warden, notified the Planning Department verbally on February 6, 2008 that he had no concerns with the project since the building was being placed back in the former footprint and the landscaping already exists on site. With this said, Ms. Bubon would like the Board to waive the Landscape Plan requirement

Ms. Bubon also stated that the only other comments that the Board should be aware of is that of the Police Chief would like to have a plan in place from the contractors or subcontractors for traffic control issues during construction.

The Board had concerns with traffic.

Motion: Made by Ms. Quigley to close the Public Hearing.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0

Mr. Creamer read through all the conditions.

Motion: Made by Ms. Dumas to waive the landscape plan.
2nd: Ms. Quigley
Discussion: None
Vote: 6 – 0

Motion: Made by Ms. Dumas to approve the Site Plan for G & F Industries at 709 Main Street with 9 amended Conditions.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

SANR PLAN – TODD & JESSICA STALKER – 12 WILDWOOD LANE.

Mr. Teachout of Bertin Engineering spoke on behalf of the applicant. He stated that Wildwood Lane was in existence prior to the Town adopting the Subdivision Control Law.

Additionally, both lots meet the frontage requirements. The way has been recently upgraded to standards of the DPW Director and the way now provides adequate access.

Ms. Bubon stated that the plan meets all requirements.

Motion: Made by Mr. Cunniff to endorse the SANR plan at 12 Wildwood Lane.
2nd: Ms. Quigley
Discussion: None
Vote: 6 – 0

Ms. Morrison, the Clerk, signed the plan.

ANIKO FATA – 600 MAIN STREET, INFORMAL DISCUSSION WITH THE BOARD REGARDING HER PROPOSAL TO PROMOTE STURBRIDGE FOR DESTINATION WEDDINGS. SHE WOULD LIKE FEEDBACK AND / OR SUGGESTIONS ON THIS CONCEPT.

Ms. Fata stated that she has been in Sturbridge for three months. She would like to share ideas and comments on forming a web site to promote destination weddings here in Sturbridge.

She has been reaching out to businesses in Town and most are favorable. She is looking for places to go to for help in creating a website for this idea.

Mr. Creamer suggested talking to the Chamber of Commerce and also to Mr. Malloy, who could put her in contact with the Economic Development Committee.

Ms. Fata thanked the Board.

ENDORSE NEW COVENANT RELEASE FOR LOT 58 AT THE PRESERVE.

Ms. Bubon stated that the Board has already released Lot 58 and she completed the paperwork to release this lot from the covenant recorded in Book 26808 Page 364, but she did not note on the Release that it should also be released from the covenant recorded in Book 40909, Page 84.

The Board endorsed the new covenant and signed the new covenant.

PUBLIC HEARING TO CONSIDER A PROPOSED ZONING AMENDMENT THAT WOULD ALLOW LIVERY OR TAXI SERVICE LICENSED BY THE BOARD OF SELECTMEN IN THE COMMERCIAL DISTRICT.

Ms. Morrison read the legal notice.

The Board clarified the new language (livery or taxi service licensed by the Board of Selectmen) being added to the already existing bylaw: Section 7.01(c) Commercial District states(new language is indicated in parenthesis and set off in bold text):

Retail store or shop, barber shop, beauty salon, shop for the repair of personal or household, Laundromat, health and fitness center, artisan's or craftsman's shop, (**livery or taxi service licensed by the Board of Selectmen**) wholesale and retail sales not involving manufacturing on the premises except of products the major portion of which are sold on the premises by the producer.

The Board would like to develop a definition of livery, hold a public hearing, and present it at the Next Special Town meeting.

Motion: Made by Ms. Morrison to close the public hearing.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0

Motion: Made by Ms. Quigley to support the proposed zoning amendment to Chapter 7.01 (c) Commercial District permitted uses by inserting livery or taxi service licensed by the Board of Selectmen forward to the Board of Selectmen to be placed on the warrant for the Special Town Meeting at the Annual Town Meeting.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 - 0

TOWN PLANNER UPDATE

Housing Plan – Ms. Bubon met with Mr. Malloy, Ms. Peabody and Mr. Blanchard to discuss the preparation of a Housing Plan and potential use of ZBA funds towards the completion of a Master Plan update.

Letter Permit Request – Fiske Hill East Realty – requests approval of the Conservation Commission for test pits and perc tests on the property off of Main Street.

Low Impact Development Seminar – Conservation Commission has appropriated funding for a half day seminar on LID techniques. The tentative date for this seminar is March 19th.

National Flood Insurance Program – Community Assistance Visit. Proposed zoning amendments are necessary. Ms. Bubon would like the Planning Board to be the petitioner for these necessary changes.

Certification Form for Board members missing a public hearing session (Mullin Rule).

March 11, 2008 – Angela Cheng-Cimini, School Building Committee Chairperson will present that Committees proposal to the Board. There may be a problem with that meeting because of other commitments with Board members.

March 15, 2008 – Citizen Planner Training Collaborative. Board members should notify Ms. Trapasso if attending.

March 25, 2008 – Pilot Travel Center – Public Hearing for three year review.

March 26, 2008 – Planning Board/Conservation Commission segment – Citizen Leadership Academy.

NEXT MEETING:

February 26, 2008 – Blue & Gold Development request for extension of Site Plan Approval

On a motion made by Ms. Morrison and seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 8:10 PM.