

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JANUARY 15, 2008

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.

Mr. Creamer congratulated T. Chamberland, Tree Warden, for receiving the George E. Stone Award.

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to approve the minutes of
January 8, 2008
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

SPAHO CORPORATION – REQUEST FOR RELEASE OF LOTS.

Mr. Brusco spoke on behalf of Spaho Corporation.

Ms. Bubon, Town Planner, stated that she and Mr. Morse, DPW Director, have no problem with this request. The five lot subdivision has progressed very well. Mr. Morse recommends that the Town hold Lot 3 and release Lots 1, 2, 4 and 5.

Motion: Made by Mr. Smith to release Lots 1, 2, 4 and 5 and issue a new covenant.
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

PUBLIC HEARING FREDERICK GUYETTE FOR SITE PLAN APPROVAL FOR BUILDING ADDITIONS, FAÇADE IMPROVEMENTS AND RELATED SITE WORK AT 25 BROOKFIELD ROAD.

Ms. Morrison read the legal notice.

Ms. Bubon stated that the only outstanding issue was that the Tree Warden has asked that the plantings near the loading area be changed since he does not believe the species selected will survive in that location. The applicant's engineer has agreed to substitute pinnacle holly. Jalbert Engineering has submitted revised plans showing this change.

Mr. Roberts of Jalbert Engineering spoke on behalf of the applicant. He stated that the applicant is proposing to improve the traffic flow pattern throughout the site and upgrade the existing façade of Fred's Variety Store by adding additional pavement to the existing parking lot and constructing building additions on 25 Brookfield Road with associated site work. All applicable permits have been obtained.

Mr. Creamer asked Ms. Bubon to explain the Negative Determination of Applicability issued by the Conservation Commission. Ms. Bubon stated that no further approvals are needed because no adverse impacts to the wetland resource areas are anticipated.

Mr. Creamer reviewed the five criteria for Site Plan Review for the public.

Mr. Roberts stated that the applicant also proposes to square off the building by the addition of several small additions to the building. The additions will help accommodate improved handicap access and allow additional area for mechanical rooms and the redemption area.

There are 23 parking spaces proposed for the site as part of this proposal; currently there are 17 usable spaces on site. Although the property will still not comply with current requirements, the amount of parking available will be increased by 6 spaces, bringing the property closer to conformity with current zoning requirements. It is important to note that this is a pre-existing non-conforming site and a Special Permit has been granted by the ZBA as required.

The Board had issues with the parking and traffic flow and would like to see signs and the striping on the ground to direct the flow of traffic.

The Board wanted to see more plantings in the gravel area.

Ms. Bubon stated that the Tree Warden did not agree these plantings because they would not survive and would interfere with visibility.

Ms. Bubon stated that she would like to have the Board grant an exception to the requirement that the landscape plan be prepared by a certified landscape architect, horticulturist or arborist. Mr. Chamberland has reviewed this plan and recommended one change.

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

Motion: Made by Mr. Smith to grant an exception to the Standards for Site Plan Review requiring a landscape plan be prepared by a certified landscape architect, horticulturist or arborist.
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Chamberland to approve the Site Plan for Frederick Guyette at 25 Brookfield Road with 12 Conditions.
2nd: Mr. Smith
Discussion: None
Vote: 7 – 0

OLD BUSINESS

Ms. Bubon stated that she received a request from Mr. Malloy for the Planning Board to be the petitioner on a zoning amendment for Section 7.01(c) and 8.01(c).

The Board is comfortable with posting a public hearing for livery or taxi service in the Commercial zone but wants more time to research and consider livery and taxi service in Commercial Tourist. They would like Ms. Bubon to research if there are any of those services in Commercial Tourist at present.

The Board would like the ZSC to research and discuss Section 8.01(c) and does not feel a discussion should be rushed.

Motion: Made by Ms. Dumas for the Planning Board to be the petitioner to the Board of Selectmen for the proposed zoning amendment to Section 7.01(c).
2nd: Mr. Smith
Discussion: None
Vote: 7 – 0

Ms. Quigley stated that the School Building Committee is making presentations to different Boards on their project. Ms. Quigley wanted to know if the Planning Board would like to have a member of the School Building Committee make a presentation at a meeting in the near future.

The Board agreed to have a presentation maybe at a meeting in February or March.

Mr. Smith gave an update on CMRPC.

NEW BUSINESS

Ms. Quigley stated she received an email from a resident about Mr. Creamer's blog. She stated that the email was offensive. She wanted to go on record that she has nothing to do with the blog. She feels that Mr. Creamer, even though he writes as a private citizen, he is still associated as being a member of the Planning Board.

Mr. Creamer stated that he writes the blog as a private citizen.

Ms. Dumas wanted to clear the negative perception that she is anti-business. She believes that time and research is needed to make decisions and always wants to make sure that curb appeal is paid attention to and that the results are as pleasing as possible.

Mr. Chamberland suggested Ms. Dumas be the CPC designate of the Planning Board since she is already a member.

Ms. Dumas declined.

TOWN PLANNER UPDATE

Gary Muratore – D'Angelo – Ms. Bubon stated that Ms. McCaughey will come to the next meeting and give an update

The Board set the following meeting dates:

February 12th & 26th

March 11th & 25th

April 1st & 15th

May 6th & 20th

NEXT MEETING:

February 12, 2008

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