

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MARCH 25, 2008

On a roll call made by Mr. Smith, the following members were present:

Present:

Russell Chamberland
James Cunniff
Penny Dumas
Jennifer Morrison, Clerk
Sandra Gibson-Quigley (arrived late)
Bruce Smith

Also Present:

Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Absent:

Tom Creamer

Ms. Morrison 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 minutes of
February 26, 2008

2nd: Mr. Smith

Discussion: None

Vote: 5 – 0

Ms. Gibson-Quigley arrived at 6:35 PM.

Mr. Cunniff updated the Board on ZSC. The committee is going to discuss the following:

Hall Road/Route 20
Mixed Use Districts
New Boston/Route 20

Mr. Cunniff also stated he would like the Planning Board to start informal discussions and familiarize itself with the suggested zoning amendments.

Ms. Morrison asked that Mr. Cunniff give to the Board an updated priority list of zoning amendments to discuss.

Mr. Smith stated that CMRPC is working on goals and a purpose.

Mr. Chamberland stated that work has resumed at the D'Angelo site.

Ms. Gibson stated that FinCom took no action on the School Building Committee's proposal of funds for a new school. She is not sure what the next step is as, the committee is meeting March 26th and will discuss their options,

PILOT TRAVEL CENTER – PUBLIC HEARING FOR THREE YEAR REVIEW

Mr. Smith read the legal notice.

Ms. Bubon stated that the main concerns are related to the overall appearance of the site and environmental issues. Pilot Travel Center has been working with the Conservation Commission to address issues with the Ovide Dam and their beaver dam as well as issues related with trash in and around resource areas. There are some areas that need attention.

Ms. Blakeley of Bertin Engineering and Mr. Cupp, Environmental Manager of Pilot, spoke about the project. He stated that Pilot is aware of the issues and is working on most of the issues with the appropriate Boards.

The Board had the following issues:

1. No contact person/would like to establish a local contact to call when a problem arises and be notified when that contact changes
2. Trash on the site and within the public right of way
3. Too many signs, not in compliance with the Bylaw
4. Damage to guardrails and not having them repaired

Mr. Cupp stated that Ms. Blakeley could be Pilot's local contact person.

Ms. Bubon stated that based upon reports received and her own observations that there are some areas that need attention at this time. Therefore her recommendation is as follows:

1. That Pilot Centers provide the Board with an updated site plan showing existing site conditions and that the locations for new trash receptacles requested by the Conservation Commission as well as a new proposed snow storage area are shown on the site plan for review and approval by the Board. The plans shall be submitted within 30 days.
2. Pilot Travel Centers shall pick up litter on site and within the public right of way in the general area of their facility on a regular basis paying special attention to areas near the stream and pond. They shall also keep a log of the trash pickup.
3. Pilot Travel Centers shall conduct a sign inventory that contains photographs and descriptions of all signs on the premises as well as the permit numbers for the signs. Any sign that has not been permitted shall be removed. The inventory shall be provided to the Board for review and inclusion in the property file within 45 days.
4. Pilot Travel Centers shall review the approved landscaping plans and replace any plantings as necessary.
5. Replace the no parking signs on Route 15.
6. Local contact person shall be Ms. Blakeley of Bertin Engineering and Pilot shall notify the Board when it changes. Pilot shall also provide an emergency contact person and number.
7. Guard rails to be replaced and repaired and a maintenance log be kept

Both Ms. Blakeley and Mr. Cupp agreed to these recommendations

Mr. Rotty of Shattuck Road was concerned about the water supply and the streams and wanted to know if the monitoring was still on file for the public.

Ms. Bubon stated that the Fire Department has all the monitoring on file and it is available for the public's review.

Motion: Made by Mr. Cunniff to close the Public Hearing.

2nd: Mr. Smith

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Chamberland to approve the Three Year Review for Pilot Travel Centers with the 7 Stipulations stated above.

2nd: Ms. Gibson-Quigley

Discussion: Mr. Cunniff had a question about reviewing the plan, now or after the 45 days.

Ms. Bubon stated the review would take place after the 45 days.

Vote: 6 – 0

**ATTORNEY MARK DONAHUE – REPRESENTIG BLUE & GOLD
DEVELOPMENT – REQUEST FOR AN EXTENSION OF THE SITE PLAN
APPROVAL GRANTED.**

Mr. Donahue, Attorney for Blue & Gold and Mr. Havasy gave an update. One of the conditions of the Special Permit granted by ZBA dated December 8, was appealed. Appeal was adjudicated by the State Superior Court with final judgment in March of 2007. The Decision, and the Sturbridge Zoning Bylaw, provide that the commencement of construction of Blue & Gold Development is to occur within two years from the date the Decision was finalized.

Mr. Havasy stated that economic conditions generally in the state and more particularly in the active adult community presented a challenge to the commencement of work during 2007 and the beginning of 2008. Work has begun with the construction of Chase Road. They are excited to start phase one which will consist of 20 units and the clubhouse. They would like to break ground in the spring.

Mr. Donahue would respectfully request that the Planning Board extend the site plan approval for Blue & Gold to April 30, 2009.

Motion: Made by Mr. Cunniff to grant an extension to Blue & Gold Development to April 30, 2009.

2nd: Ms. Gibson-Quigley

Discussion: None

Vote: 6 - 0

TOWN PLANNER UPDATE

April 15, 2008 – Public Hearing Picker Realty Trust for a new industrial building in
Technology Park Road
Overview of the Zoning Articles on the Town Warrant

Mass Federation of Planning & Appeals Boards Annual Meeting, Thursday, April 24, 2008

Workshop on the Open Meeting Law & Public Records Law @ Senior Center
Thursday, April 24, 2008 from 6:30 – 8:30

Low Impact Development Workshop – Memorandum from Mr. Malloy – next steps for
Implementation

9 Holland Road

Earth Day Clean Up – April 19th

Trail Clean Up April 19th (rain date April 20th)

Memorandum from Steve Halterman regarding his meeting with Alex McNitt of the
Chamber of Commerce

Creating a Housing Plan - - lead to working on accessory bylaw, inclusionary bylaw, revise
subdivision regs: all to be all consistent with the Housing Plan.

Mr. Chamberland gave an update on the CPTC seminars he recently attended and provided
hand-outs to the Board.

Ms.Gibson-Quigley gave additional background on the current Burgess School Committee
proposals, the current standings Burgess and Sturbridge have with regard to the state
funding program, and a general outline of the two proposals for rehabbing/rebuilding
Burgess.

Mr. Smith inquired about the availability and quality of the town's Park & Ride facility and
possible other or better sites for such a facility – if the Board is in favor it will send a letter to
the BOS and Mr. Malloy requesting they investigate the town's options with Mass Highway.

On a motion made by Mr. Cunniff and seconded by Mr. Smith, and voted unanimously, the
meeting adjourned at 8:35 PM