

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, APRIL 15, 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  
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 corrected minutes of  
April 1, 2008  
**2<sup>nd</sup>:** Ms. Gibson-Quigley  
**Discussion:** None  
**Vote:** 6 – 0

**RELEASE SECONDARY COVENANT FOR THE PRESERVE AND TO VOTE  
TO RELEASE ALL COVENANTS AND CHARGE TO A TRI-PARTY  
AGREEMENT**

Ms. Bubon stated that Mr. Noel is not present because he is having some serious health issues.

Ms. Bubon stated that this lot had been released previously, but as it had been the case with several lots in this development, more than one Covenant had been recorded due to various “lot swaps”. The Board released Lot 60 at the December 2007 meeting from the 2002 Covenant, but a release must be filed for the 2007 Covenant. The Board need not vote on this as it had done so at a previous meeting.

The Board signed the new Covenant.

Ms. Bubon stated that Mr. Noel has requested that the remaining lots (#55, 56 & 57) at the Preserve be released and that a Tri-Party Agreement be established in the amount of \$143,023.00. Ms. Bubon said that Mr. Morse is concerned that the amount does not take inflation into consideration. Mr. Morse has been advised that town paving prices are projected to escalate by as much as 13% for the next fiscal year and this should be reflected in the Tri-Party agreement.

Ms Bubon stated that she is recommending that the amount be increased by 15% and that the Agreement be established for twelve month periods with review and reconsideration of the amount 60 days prior to expiration.

The Board agreed with this recommendation and the Tri-Party Agreement.

**Motion:** Made by Mr. Chamberland to enter into a Tri-Party Agreement in the amount of \$164,476.00 for one year with review and reconsideration of the amount 60 days prior to expiration, and with the condition that Mr. Noel is in agreement with the amount.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 0

**PUBLIC HEARING FOR ONE PICKER REALTY TRUST. THE APPLICANT IS REQUESTING APPROVAL TO CONSTRUCT A 20,000 SQUARE FOOT BUILDING FOR INDUSTRIAL USE AT 51 TECHNOLOGY PARK ROAD.**

Mr. Smith read the legal notice.

Ms. Bubon gave an overview of the project. She stated that Para Land Surveying submitted an application for Site Plan Approval to allow the construction of a new industrial building at 51 Technology Park Road. The plans have been distributed to staff for review and comment, however, it was found that the stormwater plan and report were not in compliance with the Revised Stormwater Management Standards (March 1, 2008) and therefore, the plans must be revised.

We are still awaiting the revised drainage information. Ms. Bubon recommends that the hearing be continued to May 6, 2008 at 6:45 PM, to enable staff to review the revised plans.

Mr. Para of Para Land Surveying spoke on behalf of the applicant. The proposed construction is on speculation for an a yet- to- be -determined light industrial tenant. Construction is anticipated to begin in spring of 2008 for occupancy in autumn 2008. The building is to be a steel framed single-story building, with office area, on the Technology Park Road site with loading docks and dumpster at the rear.

Mr. Para stated that he is meeting with the Conservation Commission on April 17, 2008. He will bring in the revised plans after the meeting.

The Board had the following concerns:

1. Parking spaces and room for additional parking

2. Water usage
3. Landscaping plans

Mr. Root, who is negotiating with Mr. Prouty as a tenant in the building, stated that his company makes a critical care instrument and has recently gained FDA approval to make the instrument. He has 48 employees and is looking forward to the move.

Mr. Prouty, owner of the property, has other projects in Town and has had success with these types of spec projects. When he puts a building up, people find him for the space.

**Motion:** Made by Mr. Smith to continue the Public Hearing for One Picker Realty Trust to May 6, 2008 at 6:45 PM.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6- 0

### **TOWN PLANNER**

Town Meeting – April 28, 2008

Mass Federation of Planning & Appeals Boards Annual Meeting, Thursday, April 28, 2008  
At 5:00 PM

Workshop on the Open Meeting Law & Public Records Law will be held at the Senior Center on Thursday, April 24, 2008 from 6:30 – 8:30 PM

Earth Day Clean Up April 19<sup>th</sup>

Trail Clean Up April 19<sup>th</sup> (Rain date April 20<sup>th</sup>)

Children's Crossing (Peggy Cohen) to open at the Basketville Annex the first week in May

Letter from the Conservation Commission – Re: 476 Main Street – Kaizen Restaurant & Sturbridge Coffee

### **OLD BUSINESS/NEW BUSINESS**

Ms. Gibson-Quigley stated that there will probably not be a substitute motion at the Town meeting on the Burgess School project. They are considering a Special Town Meeting.

Reimbursement from the State is getting better. It is now at least 51%.

Mr. Chamberland suggested that the School Building Committee look into the National Grid energy efficient program for discounts.

**PUBLIC HEARING FOR ARLAND TOOL & MFG. THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR BUILDING RENOVATIONS AT 421 MAIN STREET WITH ASSOCIATED SITE WORK. THE PROPOSED BUILDING RENOVATIONS CONSIST OF A 2-STORY 4,680 SQ. FT. BUILDING WITH 3,840 SQUARE FEET TO BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE EXISTING BUILDING AND 840 SQUARE FEET WITHIN THE EXISTING PAVED AREA ALONG THE NORTHEASTERLY SIDE OF THE EXISTING MANUFACTURING BUILDING.**

Mr. Smith read the legal notice.

Ms. Bubon stated that all departments have commented on this application during the ZBA process and the plans have not changed since then. The applicant has received an Order of Conditions from the Conservation Commission, an approval from the Design Review Committee and a Special Permit and Variance from the ZBA. Ms. Bubon stated that the applicant meets all the requirements for approval and recommends approval with conditions.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. The existing facility contains a 71,715 sq. ft. building and a 68 space parking lot. Town water and sewer service the site. The site also has six loading areas and an entrance onto Main Street via a right of-way across Parcel 433. The lot was created prior to 1964 and the existing structures were built prior to 1940; both conditions predate zoning. All applicable permits have been obtained.

Ms. Gibson-Quigley stated that the building is a historical industrial building and should be noted. She would like the Historical Commission to record it on the National Survey Trust.

The Board along with Mr. Morse, DPW Director, have a concern about permitting an activity(staging of construction) where encroachment or trespassing on an abutters property is highly likely as a result of the construction. A written agreement between all parties is recommended and should be required under the permit approval process.

The Board would also like to see the staging area loomed and seeded as requested by the Conservation Commission.

**Motion:** Made by Ms. Dumas to close the Public Hearing  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 6 – 0

**Motion:** Made by Mr. Cuniff to approve the Site Plan Approval with 11 Conditions to Arland Tool & MFG for the property located at 421 Main Street.  
**2<sup>nd</sup>:** Ms. Gibson-Quigley  
**Discussion:** None  
**Vote:** 6 – 0

The Board set the following meeting dates:

June 3<sup>rd</sup> & June 17<sup>th</sup>  
July 8<sup>th</sup> & July 22<sup>nd</sup>  
August 12<sup>th</sup> & August 26<sup>th</sup>

Mr. Smith questioned the Route 131 – Maple Hill project as still not completed (landscaping and final pavement).

Ms. Bubon stated that the project has a completion date of July, 2008.

**NEXT MEETING**

May 6, 2008

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