

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, MAY 6, 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. Chamberland to approve the minutes of  
April 15, 2008

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None

**Vote:** 6 – 0

**KEVIN RABBITT REQUEST FOR AN EXTENSION OF TIME FOR THE  
COMPLETION OF TURNER LANE AS WELL AS A PROPOSED LENDER'S  
AGREEMENT WITH A NEW DEADLINE OF DECEMBER 31, 2009.**

Mr. Rabbitt of K.B. Rabbitt & Associates spoke on behalf of the applicant. He stated that he submitted a letter requesting an extension of the lender's agreement for the infrastructure improvements at Turner Lane and an extension of the Definitive Subdivision Plan Approval.

Ms. Bubon stated that Mr. Morse, DPW Director, had reviewed the request and recommended that the extension only be granted to October 14, 2009. He believes the earlier date will allow him to review the construction process in better weather conditions.

Ms. Bubon stated that Mr. Morse would like the Board to investigate adopting a consistent policy on the number of extensions that may be granted for projects. This is not directed to Mr. Rabbitt's project, but rather, is a general comment.

The Board agreed that they would research and see what options they have with the granting of extensions.

**Motion:** Made by Mr. Cunniff to grant the extension of time to complete improvements secured by Lender's Agreement date to October 14, 2009.

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None

**Vote:** 6 – 0

**Motion:** Made by Mr. Smith to grant the extension of the Definite Subdivision Plan Approval to October 14, 2009.

**2<sup>nd</sup>:** Mr. Chamberland

**Discussion:** None

**Vote:** 6 – 0

### **TOWN PLANNER**

Letter from Bertin Engineering – Re: Pilot Travel Center Three-Year Review – Re: The Requirements discussed at the March 25, 2008

Letter from Yankee Pedlar giving permission to Arland Tool to use their property during the renovation process

Massachusetts Municipal Association – Regionalism in the 21<sup>st</sup> Century meeting to be held on Friday, May 16, 2008 @ Holy Cross in Worcester

DHCD Downtown Initiative Workshop Series

Ms. Bubon and the Board agreed they need to go over planning issues and prioritize the list

### **CONTINUATION OF THE 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. Para of Para Land Surveying, Inc. spoke on behalf of the applicant. The plans have been revised to reflect the recently adopted state Stormwater Regulations, comments by the Conservation Commission Public Hearing and the Tree Warden. The major changes include the infrastructure for stormwater management and drainage paths and the elimination of the Picker Road access from the parking lot. Employee, visitor, and truck ingress and egress will be from Technology Park Road.

Ms. Bubon stated that Mr. Chamberland reviewed the first set of plans and recommended changes to the plan which the applicant has advised her have been incorporated into the revised plans. Mr. Chamberland stated in an email to Ms. Bubon that he would like the Board to either approve the plans as submitted without his review or postpone a decision.

Ms. Bubon respectfully disagrees with Mr. Chamberland on postponing action on this application. The applicant has met with Mr. Chamberland and according to the applicant has incorporated the changes requested.

Ms. Bubon also stated that the original primary access on Picker Road has been removed as part of the staff review process. The new design will allow better accommodation of the necessary drainage structures, less disturbance of and removal of trees within the right-of-way, and less potential for vehicular conflicts with the business across the street at 1 Picker Road. The relatively low volume of traffic and a low number of employees can easily be accommodated using only one access road. Since the building is being constructed without a definitive tenant, the plans were designed and reviewed based upon 24 employees on site.

Mr. Prouty, owner of the property, presented to the Board pictures of some of his projects. When he puts a building up, people find him for space.

Ms. Bubon stated that the standards for Site Plan Review requires that “a landscape plan be prepared by a certified landscape architect, horticulturist, or arborist shall be submitted with each site plan application, unless an exception is granted by the Planning Board.” A landscape plan that has been prepared by Para Land Surveying, Inc. has been submitted as part of this application. Ms. Bubon would recommend that the Board grant an exception to this requirement. She stated the Mr. Chamberland did not note any concerns with this request.

The Board had questioned the sidewalks around the side of the building as they relate to access of the building.

Mr. Para stated that the sidewalks are shown on the plans and once a tenant is determined the building doors will be definitively located and the sidewalks and access ways will be revised accordingly.

**Motion:** Made by Mr. Smith to close the Public Hearing for One Picker Realty Trust.

**2<sup>nd</sup>:** Mr. Cunniff

**Discussion:** None

**Vote:** 6- 0

**Motion:** Made by Ms. Dumas to waive the standards for Site Plan Review Section 25.06), item j. that a “landscape plan be prepared by a certified landscape architect, horticulturist, or arborist.”

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None

**Vote:** 6 - 0

**Motion:** Made by Mr. Chamberland to approve the Site Plan with 17 Conditions to One Picker Realty Trust.

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None

**Vote:** 6 – 0

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

#### Park & Ride

- the Board would like to ask the Selectmen if other parking areas are available within the Town
- better and more signage
- better lighting

Concerning Mr. Halterman's letter about temporary signs, the Board would like to invite Alex McNitt, director of the Chamber of Commerce to the next Planning Board meeting and present the issues that businesses are having with the temporary sign requirements of the sign bylaw.

Mr. Chamberland stated that the Quality Inn has the wrong street address on its new sign.

The Board felt that it is the Building Commissioner/Zoning Officer's responsibility to check on this.

### **NEXT MEETING**

May 20, 2008

On a motion made by Mr. Cunniff and seconded by Ms. Gibson-Quigley, and voted unanimously, the meeting adjourned at 7:26 PM.