

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 24, 2008

On a roll call made by Ms. Gibson-Quigley, the following members were present:

Present:

Tom Creamer
James Cunniff
Penny Dumas
Jennifer Morrison, Chair
Sandra Gibson-Quigley, Clerk
Bruce Smith

Also Present:

Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Absent:

Russell Chamberland

Ms. Morrison called the regular meeting of the Planning Board to order at 6:30 PM.

APPROVAL OF MINUTES

There was a correction of the June 10, 2008 minutes on page 3 under Old/New Business, that Mr. Chamberland said; concerning the Town's position on explaining to the Public the cost and process of moving forward with underground utilities.

Ms. Dumas brought up the correction and since Mr. Chamberland would not be present she had exchanged emails regarding the correction with Mr. Chamberland.

Mr. Creamer stated that he had a problem with the correction being discussed by emails between Board members and provided, essentially, as hearsay, as Mr. Chamberland was not present. This could potentially be a violation of the Open Meeting Law.

Motion: Made by Ms. Dumas to hold accepting minutes of June 10, 2008 until Mr. Chamberland is present.

2nd: Mr. Smith

Discussion: None

Vote: 6 – 0

TOWN PLANNER UPDATE

Pilot Travel Center Update
Stop sign has been installed

Sign removal has been completed
Question about the plants being removed; Ms. Bubon will check on this.

Arland Tool Update
Demolition began last week

EJB Realty Group Update
Inspection was conducted on 6/16/2008 with Mr. Matte, original owner and Mr. & Mrs. Galonek, the new owners

Play area fence only partially installed (Mr. Matte to install matching white vinyl fence on opposite side to match that installed on driveway side. Mr. Galonek will fence the rear play area).

Landscape islands not installed (propose that the first island not be installed as this would cause more of a safety issue than an improvement).

Vinyl stockade fence was substituted for the Norway spruce on the right hand side of the property (at abutter's request as it gives the abutter more privacy).

Proposed addition was not constructed

Pavement was to extend to the extent of the addition; it has been installed to just past the existing house. There will not be an addition.

Agreements were made on site on June 16th between the prior owner and the new owner, in the presence of Ms. Bubon. All site work shall be completed and as-builts provided to the Board by the Fall.

Motion: Made by Ms. Dumas to have a completion date of September 5, 2008 and the subsequent owner have the as-builts to the Board.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0

Fred's Variety Update
Site work began on June 11, 2008

Endorse new Registry of Deeds Signature Sheet
The Board did sign.

TEMPORARY SIGN BYLAW REVIEW

Ms. Bubon stated that she sampled twenty towns. The following were highlights:

- Temporary Signs (for Commercial) are prohibited in several communities including Grafton and Southbridge

- Time period allowed ranges from 14 days – 3 times per year (Sturbridge) to 90 days per calendar year (Millbury) with other amounts in between
- Out of immediate area locations surveyed including Freeport, Ogunquit and Kennebunkport, Maine; all prohibit temporary signs for commercial enterprises
- Lenox, MA allows commercial enterprises to obtain a permit for a temporary sign with a size not to exceed 1/12th of the sign allowed for that location. Approvals for Temporary Signs are granted through the Board of Selectmen
- Woodstock, CT allows Temporary Signs for 2 consecutive weeks per month, not to exceed 8 weeks per year.

The Board discussed a lot of possibilities:

- Sending out a questionnaire to businesses asking what they believe is a reasonable time period per year
- Considering changeable signs as an alternative
- A policy or guide to temporary signs giving the businesses a better understanding of what is allowed
- Having sign districts
- Enforcement of the bylaw should be the same for all businesses
- Invite the EDC and businesses to a Board meeting (maybe the July 22nd meeting) to discuss the concerns with the temporary sign bylaw
- The Planning Board and the Zoning Enforcement Officer should have the same interpretation of the bylaw

Ms. Bubon would like the Board to go through the material that was presented, in order to have a more productive discussion at a meeting in the future.

OLD/ NEW BUSINESS

Mr. Creamer stated that the Friends of Sturbridge Seniors are having a fundraiser on August 2nd. It's a yard sale, they sell booths to vendors at \$15.00 a space.

NEXT MEETING

July 8, 2008

On a motion made by Mr. Creamer and seconded by Mr. Smith and voted unanimously, the meeting adjourned at 7:45 PM.

