

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JULY 22, 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

Motion: Made by Mr. Creamer to accept the amended minutes of June 24, 2008.

2nd: Mr. Smith

Discussion: None

Vote: 6 – 0

SANR PLAN – CLARENCE SOPER – BENTWOOD DRIVE

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. The applicant had submitted a plan to correct a development rights conveyance. The plan submitted is the same as that submitted and endorsed and recorded in 1985.

Motion: Made by Mr. Creamer to endorse the plan.

2nd: Mr. Cunniff

Discussion: None

Vote: 6 – 0

The Board signed the plan.

SANR PLAN – STEPHEN & JULIE MORRIS – ROUTE 15

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. The applicant had submitted a plan that divides the existing lot into Parcel 3A and Parcel 3B. Both parcels meet the requirements.

Motion: Made by Mr. Creamer to endorse the plan.
2nd: Ms. Dumas
Discussion: None
Vote: 6 – 0

The Board signed the plan.

G & F INDUSTRIES – REQUEST FOR AN EXTENSION OF SITE PLAN APPROVAL GRANTED ON FEBRUARY 13, 2008

Mr. Argitis owner of G & F Industries spoke on his own behalf. Mr. Argitis had submitted correspondence indicating that additional equipment must be purchased to meet the needs of their customers. Due to this requirement, the construction of the addition must be postponed. Mr. Argitis indicated that he now expects the project to be complete by September 1, 2010.

Ms. Bubon recommended that the Board grant the extension of completion date to September 1, 2010 and also recommended a one-year extension of the Site Plan Approval until February 12, 2010.

Motion: Made by Ms. Dumas to grant the extension of completion date to September 1, 2010 and to grant a one year extension of the Site Plan Approval to February 12, 2010.
2nd: Mr. Creamer
Discussion: None
Vote: 6 – 0

REVIEW PROPOSED CHANGES TO SECTION 3.0 OF THE ZONING BYLAW FLOODPLAIN DISTRICT

Ms. Bubon stated the proposed changes were recommended by the Department of Conservation and Recreation after a National Flood Insurance Program Community Assistance visit. These changes will update the bylaw by referencing the appropriate version and sections of the Massachusetts State Building Code. The changes also add the appropriate wording for Base Flood Elevation Data for subdivision and correct the addresses for Notification of Watercourse Alteration.

The Board agreed that the changes are needed and would like to see it brought forth at the Special Town Meeting in December or the next available Town meeting.

Motion: Made by Mr. Creamer to be petitioner for this proposal and to forward it to the Selectmen to start the process when appropriate for the next available Town Meeting.
2nd: Ms. Dumas

Discussion: None

Vote: 6 – 0

OVERVIEW OF OPEN SPACE RESIDENTIAL DESIGN (OSRD) PACKET PROVIDED TO BOARD MEMBERS

Ms. Bubon stated that OSRD is an approach to residential development that promotes open space preservation based on environmental and social priorities. It features partnership in development design between municipal officials and developers that provides innovative flexible incentives for highest marketability, mixed housing types and land uses and minimal disturbance to the natural terrain. She would like the Board to discuss and work with ideas from the packets and adopt a bylaw that would work for the Town.

Ms. Bubon stated that OSRD is a creative land use technique that accommodates residential growth while preserving at least 50% of the parcel as meaningful open space in perpetuity. The primary purposes for this bylaw are to encourage flexibility and creativity in the design of residential developments and to encourage a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than traditional subdivisions. Appropriate OSRD will facilitate the permanent preservation of meaningful open space and help to maintain the Town's traditional character and land use development pattern.

The Board had the following concerns, comments and questions:

- How to work with the existing neighborhoods
- Density Bonuses – should they be given? – what should be given? – wait for a Housing Plan – see what the Town's needs are
- Pre-Application submittals – how to work with the Special Permit process – make it a dual process
- Streets – deal with the width – how in LID design & Subdivision regulations
- Locating House sites – work with Engineer and Landscape Architect
- Ownership of Open Space – Conservation Commission – Town

Ms. Bubon will research more and present a new draft at the August 26th meeting.

DISCUSSION ON CONSIDERATION OF ADOPTION OF CHAPTER 43D

Ms. Bubon stated that the Board and BOS are positive regarding the pursuit of this project. Both Boards should meet jointly again and see what sites should be a priority.

The Board would like Ms. Bubon to bring forward a choice of sites.

The Board would like to continue in full this discussion on Chapter 43D at their next meeting, with the full Board present.

TOWN PLANNER UPDATE

Pilot Travel Center Update
Dead Landscaping Removed on June 26th

Fiske Hill East project due shortly
Outsource Traffic Study

RRI – possible Waiver of Site Plan

OLD/ NEW BUSINESS

Hobbs Brook – Repaving areas in the parking lot – re-stripping the lines and stop lines

Mr. Smith stated that the clothing containers at Walmart had trash around them. He called the number and it was removed a few days later.

Ms. Bubon stated that maybe the Town should adopt a general bylaw for the clothing containers; this way there would be some guidelines to follow.

Ms. Morrison stated that the Board received three letters of resignation from ZSC members:

- Sandra Gibson-Quigley
- James Cunniff
- Jennifer Morrison

Mr. Creamer stated that he has received feedback from local business that the Planning Department is very helpful and always ready to help.

The Board talked about the possibility of sending out surveys to businesses that have gone through the application process. Something to think about for the future.

Meetings for September are the 16th and 30th.

NEXT MEETING

August 12, 2008

On a motion made by Mr. Creamer and seconded by Mr. Smith and voted unanimously, the meeting adjourned at 8:55 PM.