

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, AUGUST 12, 2008

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

**Present:**

Russell Chamberland  
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

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 accept the amended minutes of June 10, 2008.  
**2<sup>nd</sup>:** Mr. Creamer  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Cunniff to accept the minutes of July 22, 2008.  
**2<sup>nd</sup>:** Mr. Creamer  
**Discussion:** None  
**Vote:** 6 - 0 – 1 (Mr. Chamberland)

**SANR PLAN – MATTHEW SOSIK – ARNOLD ROAD**

Mr. Trifone of Trifone Design Associates spoke on behalf of the applicant. The applicant had submitted a plan that divides a 7- plus- acre parcel from a larger 79- acre tract on Arnold Road.

Ms. Bubon recommended that the Board endorse the plan since it meets the requirements.

**Motion:** Made by Mr. Creamer to endorse the plan.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 7 – 0

The Clerk signed the plan.

**RRI – ONE PICKER ROAD, REQUEST WAIVER OF SITE PLAN TO USE  
GROUND FLOOR FOR DAY HABILITATION PROGRAM**

Ms. Bubon stated that the Board already approved the use of 18,000 sq. ft. of space for Optim, Inc. Due to recent developments, Optim no longer has a need for this space. Therefore, RRI is now proposing to move the Day Hab downstairs into that space so that more programmatic activities can be accommodated. The only work on the exterior will be the installation of a small elevator to the rear of the building. No additional site improvements are proposed as part of this application and therefore no site work is proposed. The existing paved parking area, drainage and lighting systems will be used. Parking spaces provided will be more than adequate to support this change. The interior of the building will be renovated to accommodate the programming activities.

Ms. Bubon stated that Mr. Morse, DPW Director, had no issue with this proposal as long as the sanitary sewer alarm box be moved to the outside of the building and visible from Picker Road. A few years prior the Department was assured that the existing control box location, selected by the owner, would be monitored by the renter. Clearly this is not working. An incident during July 17<sup>th</sup>, 2008 should have been detected earlier by alarm or light. This needs to be corrected immediately as an onsite condition for approval.

Ms. Bubon recommends that the Board waive the site plan approval as requested by the applicant.

Mr. Warbasse of Chenot Associates spoke on behalf of the applicant. He stated that installing a sewage ejector pump audible/visible trouble alarm on the Picker Road face of the existing stair tower will rectify Mr. Morse's concerns.

Mr. Chamberland questioned whether the elevator met Fire Code in terms of its capacity to hold a stretcher.

Mr. Warbasse informed the Board that the elevator, meets those size requirements for medical emergencies.

**Motion:** Made by Mr. Creamer to approve the waiver of Site Plan Approval to RRI to use the ground floor for Day Habilitation Programs.

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

**Discussion:** None

**Vote:** 7 – 0

**TOWN PLANNER UPDATE**

Center at Hobbs Brook Update – striping down

Commonwealth Capital Application – scored 71 points

Permitting Guidebook – posted on the Town's web site

Proposed Meeting Dates:

- October 7<sup>th</sup> & 21<sup>st</sup>
- November 5<sup>th</sup> & 18<sup>th</sup>
- December 2<sup>nd</sup> & 16<sup>th</sup>

### **NEW BUSINESS**

Mr. Smith stated that CMRPC are having sub-regional meetings and on August 28<sup>th</sup> @ 5PM it will be held in Sturbridge at Town Hall, and all are welcome.

Mr. Chamberland would like Ms. Bubon to meet with Mr. Morse regarding the best way to monitor sanitary sewer alarms.

### **DISCUSSION ON CONSIDERATION OF ADOPTION OF CHAPTER 43D**

Ms. Bubon stated that she is supported of this proposal and had given the Board a list of parcels that the Board should consider for Priority Development Site status.

The Board agreed that this is a good program. It works for the Town and for businesses. It can be considered a “master plan” for each individual site. It is a good tool for economic development.

The Board went through the list and agreed with Ms. Bubon’s recommendations, except for page three. The Board felt that Commercial II zoning is an issue that will have to change at a later date.

The next step will be to meet with the BOS and staff and brainstorm ideas of what is needed at the sites.

**Motion:** Made by Mr. Creamer to forward the list of potential PDS locations for discussion with the exception of the Commercial II property to Mr. Malloy and the BOS.

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

**Discussion:** The Board had some questions concerning what comes next:

- What happens after 5 years – can property be reinstated – yes
- How can the grant money be spent
- Sewer capacity

**Vote:** 7 – 0

### **ECONOMIC DEVELOPMENT COMMITTEE TO DISCUSS ITEMS TO CONSIDER INCLUDING IN A NEW TEMPORARY SIGN BYLAW**

Ms. McNitt, President of the Chamber of Commerce was present. Other members of the EDC were not present, so the Board along with Ms. McNitt decided to reschedule the meeting to August 26, 2008 @ 6:35 PM

The Board did ask Ms. McNitt to ask the EDC for some feedback on what they would like to see on the temporary sign bylaw.

The Board would like to discuss some ways to make Route 20 more attractive:

- Trees in the median strip
- Slow down traffic
- Underground utilities
- Maybe the Town taking ownership of part of the highway from the State
- Now is the time for some long range discussions on landscaping for Route
- 20. What does the Town want to see?

Parking on Route 20

Mr. Blanchard of Farquhar Road stated that the State prohibits parking on a state highway. Maybe the town can take over a section.

### **NEXT MEETING**

August 26, 2008

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