

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, SEPTEMBER 30, 2008

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

Present:

Russell Chamberland
Tom Creamer
Jim 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. Smith to accept the minutes of August 26, 2008.
2nd: Mr. Chamberland
Discussion: None
Vote: 5 – 0 -2 (Mr. Creamer & Mr. Cunniff)

ENDORSED DUPLICATE RELEASE FOR LOT 6 – HUNTER LANE

Ms. Bubon stated that the original release for this property was voted and endorsed by the Board on 3/29/2005 and was not recorded. The property has been occupied for three years and has been sold again. The Attorney for the new purchaser found that the release was not recorded and would like to clear the record for his client. Ms. Bubon recommended that the Board endorse a duplicate release for this property.

The Board signed the release.

TOWN PLANNER UPDATE

Ms. Bubon stated that she met with Rev. Fred and Mr. Russell Chamberland (representing the Turnpike Authority), concerning the Park & Ride Facility at the Bethlehem Lutheran Church.

The Turnpike Authority will replace the four lights with the same wattage fixtures and add more lighting. Restriping of the parking lot will take place on October 10th and 11th. Mr. Malloy will be working with the Turnpike Authority about better signage.

PUBLIC HEARING ON THE APPLICATION OF OLD ROAD REALTY, LLC, OF 1 W. BOYLSTON STREET, SUITE 104, WORCESTER, MA. THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN 8,532 SQ. FT. ADDITION TO THE EXISTING BUILDING 3. THE PROPERTY LOCATION IS 660 MAIN STREET.

Ms. Gibson- Quigley read the legal notice.

Ms. Bubon stated that the project is located on the North side of Route 20. The property consists of 47.021 acres and contains the existing fiber optics processing facility and two additional buildings as well as a 449- space parking lot. The parking lot can accommodate 906 employees based upon the parking requirements of the zoning bylaw.

The application was not forwarded to Mr. Tom Chamberland, Tree Warden, since no landscaping is proposed or affected as a result of this proposed addition. The applicant has received approval from the Design Review Committee at its September 9, 2008 meeting.

Ms. Bubon also stated that the site is already developed and this addition will be placed in an area that already contains lawn and pavement with a minimal amount of additional clearing required. Both the DPW Director and the Conservation Agent have reviewed the stormwater system and believe that Stormwater Management has been sufficiently addressed per the revised plans dated 9/12/2008.

Mr. Scott of Quality Contracting spoke on behalf of the applicant. The proposed Building 3 addition is to be an expansion of the existing business currently operating there. It will require no additional parking, deliveries or site traffic. The proposed use is permitted in the General Industrial District. The addition will match the roof line of the existing building..

Mr. Smith of Quinn Engineering stated that there are provisions for convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, by the provision of pedestrian access ways that are adequate in number, width, grade, alignment and visibility, by appropriately locating driveway openings in relation to traffic, and access by emergency vehicles.

The Board had questions about lighting and the material to be used for the construction of the addition.

Mr.K Smith stated that the lighting for the exterior will be at code and sufficient; and the building will be steel skin.

Motion: Made by Mr. Creamer to close the Public Hearing.
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Creamer to grant Site Plan Approval to Old Road Realty, LLC, to allow the construction of an 8,532 sq. ft. addition to the existing building and related site improvements at 660 Main St.
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

VOTE ON CONTINUANCE OF ZONING STUDY COMMITTEE

Motion: Made by Mr. Creamer that the Planning Board would recommend continuing This committee, reorganizing per general protocol and continuing the good work that needs to be done.
2nd: Mr. Smith
Discussion: Ms. Dumas stated that a project is in the works and coming to a completion and would hope that the ZCS would continue.
Vote: 1 – 6

Motion: Made by Ms. Gibson-Quigley that the Planning Board recommends immediate dissolution of the Zoning Study Committee.
2nd: Mr. Creamer
Discussion: None
Vote: 6 - 1

TOWN PLANNER UPDATE

Attorney General Disapproval of a portion of text of the bylaws voted at Annual Town Meeting

Recreation Committee proposal to use the Shepard Parcel (Route 15) for Multi-Sports Fields and discussion of zoning issues associated with the proposal

Citizen Planner Training Collaborative (CPTC) Fall Training Schedule

Groundwater Protection District Update Required for Well # 4

Housing Plan Update – Rough Draft-October 21st- Public Forum -October 28th @ 7 PM – Survey – Town Employees paycheck-October 9th

Chapter 43D Update – Contacted all property owners on the list – all positive Meeting – Friday, Oct. 3rd with Mr. Malloy & Ms Scrivens

ECONOMIC DEVELOPMENT COMMITTEE – DISCUSSION OF TEMPORARY SIGN BYLAW

Mr. Cimini, Chair of the EDC, and Ms. McNitt, secretary of the EDC, spoke. Mr. Cimini stated that signage has consistently come up as an issue from members across the business community.

They presented to the Board a list of Towns (Conway, NH , Lenox, MA, Tisbury, MA & Plymouth, MA) with their sign bylaw. Maybe, the Town can use them as a tool to better revamp the bylaw.

The Board agrees that there are issues with the bylaw. Route 20 is a challenge, with four lanes of traffic, the power lines, setback restrictions. How can the Town be more flexible.

The Board agrees it is time to revisit the bylaw and try to make it more feasible.

The EDC has four suggestions:

- Frequency
- Uniformity of design
- Multi-tenants – how to resolve their advertising
- Enforcement the same for all business

The Board asked Mr. Cimini to draft a plan to show exactly what they would like to see in the temporary sign bylaw. And then work with Design Review and the Planning Board to come up with a bylaw that could work with the business community and the Town.

Mr. Blanchard stated that the sign setback in Commercial Tourist is not restricted.

OLD BUSINESS/NEW BUSINESS

Revised OSRD to be discussed at the next meeting

Mr. Smith - CMRPC – Work session – How the regions were found

MORE – Annual Report

NEXT MEETING

October 7, 2008

On a motion made by Mr. Cunniff and seconded by Mr. Smith and voted unanimously, the meeting adjourned at 8:45 PM.