

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 9, 2008

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

Present:

Russell Chamberland
Tom Creamer
Jim Cunniff
Penny Dumas
Sandra Gibson-Quigley
Bruce Smith

Also Present:

Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Absent:

Jennifer Morrison, Chair

Ms. Gibson-Quigley 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 corrected minutes of December 2, 2008

2nd: Ms. Dumas

Discussion: None

Vote: 4 – 0 – 2 (Mr. Chamberland & Ms. Gibson-Quigley)

ANR – ROM’S RESTAURANT, INC. MAIN STREET

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. He stated that the plan is dividing the one existing parcel into two smaller parcels. Both parcels have the required frontage and meet the requirements.

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

2nd: Mr. Cunnuff

Discussion: None

Vote: 6 – 0

The Clerk, Ms. Gibson-Quigley, signed the plan.

PUBLIC HEARING ON THE APPLICATION OF THE TOWN OF STURBRIDGE, 308 MAIN STREET, STURBRIDGE. THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A WELL

Mr. Smith read the legal notice.

Mr. Walsh of Tighe & Bond and Mr. Morse, DPW Director spoke for the project. Mr. Walsh stated that the Town plans to construct a well, a water treatment facility, and a new pipeline at 44 Shattuck Road. Construction is expected to start in March 2009 and continue for approximately one year. The Town purchased the site for the purpose of constructing a public well and well house. To limit the impact on the environment, the primary facilities (i.e. water treatment plant and lagoons) have been located outside the Riverfront Area and wetlands buffer. Mitigation in the form of landscaping with native trees and shrubs in a Mitigation Area has been included to offset the impacts of the project within the Riverfront area. Paving has been limited to promote infiltration of stormwater. For the paved parking lot, a retention basin has been designed to allow for infiltration of stormwater. Traffic to the site will be limited to an average of several vehicles per day.

Mr. Morse stated that the purpose of this project is to improve the reliability of the Town's water system by providing additional water supply and by providing a new treatment plant for this new portion of the Town's water supply. This means that if the Town's existing treatment plant is out of service for any reason, the Town will still be able to produce water from the new well.

The Board had the following concerns:

- Odor from the chemicals
- Homes not seeing the treatment facility
- Safety issue – fencing around the lagoons

Mr. Morse stated that there will be fencing around the lagoons. Landscaping with native trees and shrubs have been included to offset the impact of the project within the Riverfront area.

Mr. Kruczek of 70 Shattuck Road wanted to know the size of the building and area.

Mr. Morse stated that the building to house the water treatment system has a footprint of approximately 3,000 square feet. Concrete lined lagoons each have a footprint of approximately 9,000 square feet. The parking lot has a footprint of approximately 3,500 square feet. An unlined lagoon has a footprint of 18,400 square feet.

Ms. Bubon stated that Dr. Rotty of 62 Shattuck Road stopped in since he had a conflict and could not attend the meeting. He would like the Board to consider hours no greater than 8 AM to 5 PM Monday thru Friday with no Saturday, Sundays or holidays, since this commercial activity is in a Rural Residential district.

Mr. Morse stated that normal construction hours are Monday thru Friday 7 AM to 3:30 PM. But because of the different entities involved in this project, it is hard to control the hours worked. He will suggest these hours but cannot guarantee the hours won't be extended.

The Board felt that they couldn't justify changing construction hours in their conditions because it could potentially cause problems for future projects.

Ms. Gibson-Quigley stated that the vast amount of work will be done Monday through Friday, 7 AM to 3:30 PM and other hours as needed to complete the project on time.

Ms. Bubon stated that the application went out to department heads. The application was forwarded to Mr. Chamberland, the Tree Warden, but, the landscaping proposed is within the Mitigation Area and is therefore under the jurisdiction of the Conservation Commission. The applicant met with the Conservation Commission on Thursday, December 4, 2008 to review the project and discuss the stormwater management plan. The applicant will be making their requested revisions to the plan and should be concluding with the Conservation Commission on December 18, 2008.

Ms. Bubon went over the conditions with the Board and they all agreed with the seven conditions.

Motion: Made by Mr. Creamer to close the Public Hearing.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 0

Motion: Made by Mr. Chamberland to approve Site Plan with seven conditions for the Town of Sturbridge to construct a well , water treatment facility and new pipeline at 44 Shattuck Road.
2nd: Mr. Creamer
Discussion: None
Vote: 6 – 0

PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE TOWN'S ZONING BYLAW, SECTIONS 22.29 THROUGH 22.33 TEMPORARY SIGNS.

Mr. Smith read the legal notice.

Ms. Bubon stated that she received an email from Mr. Cimini, Chair of EDC, who apologized for not attending because of a previous commitment.

Ms. Bubon went over the changes from Kopelman & Paige with the Board. These changes do not change the scope of the bylaw.

Mr. Garieri of 28 Wallace Road stated that he would like to express his thanks to the Board for taking the time and working to change this bylaw. He also stated that there is good response with the temporary signs from customers and the business community.

Ms. Dumas stated that she heard from three or four businesses that have concerns with the signs being unattractive and an overload of signs down Main Street.

Ms. Dumas also stated that there needs to be a better design of the signs and maybe more time to work with the bylaw.

Mr. Garieri stated that this type of A-frame sign is use in Martha's Vineyard and well accepted. It is well visualized.

The Board felt that this bylaw is a good start and we are doing the best we can.

Motion: Made by Mr. Creamer to close the Public Hearing.

2nd: Ms. Dumas

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Creamer to support and to be the petitioner for this amended Zoning Bylaw, Sections 22.29 through 22.33 Temporary Sign Bylaw.

2nd: Mr. Smith

Discussion: None

Vote: 5 – 1 (Ms. Dumas)

TOWN PLANNER UPDATE

Two Petitions:

Mr. Bergeron – Petition for Zone Change, Mashapaug Road – Public Hearing – January 13, 2009

Citizen's Petition – Accessory Dwelling Unit – Public Hearing – January 13, 2009

Groundwater Protection District Map – Public Hearing – January 13, 2009

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

January 13, 2009

On a motion made by Mr. Creamer, seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 8:00 PM.