

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 25, 2009

On a roll call made by Ms. Morrison, the following members were present:

Present: Russell Chamberland
Jim Cunniff
Penny Dumas
Francesco Froio
Jennifer Morrison
Sandra Gibson-Quigley, Chair

Also Present: Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of August 11, 2009 with corrections as noted.

2nd: Mr. Cunniff

Discussion: None

Vote: 6 – 0

Ms. Bubon stated that she received a phone call from Brian McCain of Hill Financial. Dig Safe shut down the work at the Preserve because they did not renew their application after 30 days, which is required. As a result of this they are behind schedule with the paving.

Ms. Gibson-Quigley stated the Massachusetts School Building Authority will be meeting September 30th, which is date when final cost estimates and funding amounts should be decided.

PUBLIC HEARING FOR THE TOWN OF STURBRIDGE – REQUEST SITE PLAN APPROVAL FOR THE UPGRADE AND EXPANSION OF THE TOWN'S WASTEWATER TREATMENT FACILITY LOCATED OFF OF NEW BOSTON ROAD EXTENSION.

Ms. Morrison read the legal notice.

Mr. Morse, DPW Director stated that the proposed changes to the site include a new process building, new gravity thickeners for sludge processing, a new tertiary treatment system for nutrient removal, a new secondary treatment system to replace the aging and obsolete equipment, and a new effluent disinfection system. There will also be a new access drive that encompasses the proposed additions as well as a stormwater system to collect, treat and discharge stormwater.

Mr. Catlow of Tighe & Bond was also present.

Ms. Bubon stated that the use is consistent with the uses permitted in the zoning bylaw and that the site plan criteria have been met. She recommends that the Board approve the plan with conditions.

Ms. Gibson-Quigley read the department memos from the following:
T. Ford, Chief of Police
T. Chamberland, Tree Warden

Mr. Chamberland questioned the site utilities, specifically the generator being run with heating oil; according to new regulations from EPA it will have to be fueled with low sulfur diesel. Will this change the cost of the project?

Mr. Morse stated no.

Motion: Made by Ms. Morrison to close the Public Hearing.
2nd: Mr. Chamberland
Discussion: None
Vote: 6 - 0

Motion: Made by Ms. Dumas to approve the Site Plan with 8 conditions for the Town of Sturbridge Waste water Treatment Facility located at 69 Route 84.
2nd: Ms. Morrison
Discussion: None
Vote: 6 - 0

TOWN PLANNER UPDATE

Ms. Bubon stated that Immersion Day went very well. VHB and RKG received a lot of feedback from the interviews with staff, town committee members and merchants.

Ms. Dumas met with VHB as a CPC member and was very impressed with the interview.

Ms. Morrison met with VHB as an Opacum Land Trust member and also as a resident and as a local business person. She was able to answer questions from different points of interest. She also stated that the interviews went very well.

Ms. Bubon thanked Mr. Creamer for being at the Public House, keeping track of people being interviewed and sending out reminders.

Ms. Bubon stated that in members' packets are the applications for membership on the Steering Committee and Focus Group for the Master Plan. She instructed the Board how to make their choices and requested that sheets be returned to the office by Thursday morning, August 27th. The results will be tallied and those who receive the top votes will be selected. In the case of a tie, the Board will have a discussion and will vote upon final selection at the next meeting.

She also asked members to remember that it is important to have a diverse membership on the Steering Committee and to keep that in mind when casting votes.

The Board will meet September 1, 2009 at Room # 55 OSV Lodges @ 6:00 PM to approve 11 members for the Steering Committee. The Board must also approve Ms. Gibson-Quigley as Chair of the Steering Committee and Ms. Dumas as the Planning Board member on the Steering Committee.

NEXT MEETINGS

September 1, 2009
September 15, 2009 (Planning)
September 29, 2009 (Steering Committee)

October 6, 2009 (Planning)
October 20, 2009 (Planning)
October 27, 2009 (Steering Committee)

OLD BUSINESS/NEW BUSINESS

Ms. Bubon stated that Mr. Muratore said he will be paving the driveway next week.

Ms. Morrison stated that the fence up at the Post Office on Route 131 and between Sadie Greene's still enables traffic to cross.

Ms. Dumas stated that she noticed a sign about credit cards on a telephone pole near Fred's Variety. She wanted to know who should be notified to see if it is in violation. The Board stated that it is the job of the Building Inspector.

Mr. Loin of Bertin Engineering stated that he has an applicant, The Travel Lodge, that will be coming to the Board for a possible Site Plan Waiver for a seasonal tent at the truck stop area.

CONTINUATION OF THE PUBLIC HEARING FOR JCJ REALTY TRUST – REQUEST SITE PLAN APPROVAL FOR CONVENIENCE STORE, GAS STATION, SERVICE STATION AND RELATED SITE IMPROVEMENTS AT 173 MAIN STREET.

Mr. Loin stated the following:

- Route 131 Reconstruction Plan Discrepancies – Bertin supplied the driveway locations and designs to Parsons. The latest Resurfacing and Rehabilitation Plans show the MHD approved access locations and designs.
- MHD Access Permit Plan – Supplied at the August 11th Planning Board meeting.
- Intersection Offset – The relationship of the intersection with regard to the driveway location has been reviewed and approved by MHD.
- Driveway Connection to Rom's Property - The Rom's property has an access easement and therefore needs a connection to the property.
- Sidewalks Along Main Street – The driveway crossings have been shown on the Resurfacing & Rehabilitation Plans.
- Internal Sidewalks – A typical ADA sidewalk detail has been provided. The Grading Plan provided with the prior sets shows grades with respect to internal ramps.

Ms. Bubon stated that based upon staff reviews and Peer Reviews, she believes that the proposed use is consistent with the use permitted in the zoning bylaw and that the site plan criteria with the exception of the sewer connection have been met by this proposal. The board will need to decide if it wishes to pursue changes to the driveway location with MHD. Town Counsel has offered the Board two options to consider; one option is to deny since the requirements of Section 25.05 (d) have not been met, the other option is to approve with conditions.

Mr. Loin stated that since the BOS denied the sewer hook-up, they are pursuing a septic system on site. They are also seeking legal counsel concerning the denial of sewer hook-up by the BOS.

Ms. Cooney of 3 Ridgeview Road is still concerned that this is a small lot with a lot of activity and is therefore a safety issue. She also wanted to know the weather conditions when the traffic study was conducted.

Mr. Chamberland stated that he only knows that there was no salt and no plowing done at the time of the study.

Ms. Goodwin of Orchard Road stated she is concerned about the safety at the intersection with Fairview Park Road.

Mr. Shaw of Blueberry Lane is concerned with the noise and the lighting from the project.

The Board stated that this plan was very difficult and though it may not be the very best plan, it does meet Site Plan criteria.

The Board still had concerns with the intersection at Fairview Park Road, and too much activity on a small lot.

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

2nd: Mr. Froio
Discussion: None
Vote: 6 – 0

Ms. Gibson-Quigley stated that the Board needs to decide how to vote:

- To deny because of no sewer hook-up – then no waiting period – reapply – whole new process
- To approve with conditions

Ms. Morrison stated that it is an approved use in Commercial district and staff and Peer review agree.

Ms. Dumas stated that she felt the plan could be better and that changes could be made to improve safety.

The Board agreed it is a tough plan and a tough decision but the Site Plan submitted meets the bylaws.

Motion: Made by Ms. Morrison to approve Site Plan with 19 conditions for JCJ Realty Trust for Convenience Store, Gas Station and Service Station at 173 Main Street.

2nd: Mr. Froio

Discussion: Mr. Chamberland would like to add another condition to make sure that the parking lot striping and directional signs are always maintained.

Motion: Made by Ms. Morrison to amend the approval of Site Plan to 20 conditions for JCJ Realty Trust for Convenience Store, Gas Station and Service Station at 173 Main Street.

2nd: Mr. Froio

Discussion: None

Vote: 5 – 1 (Ms. Dumas)

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, the Board unanimously voted to adjourn at 8:50 PM.