

STURBRIDGE PLANNING BOARD
MINUTES OF
Tuesday, December 1, 2009

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM. On a roll call made by Ms. Morrison, the following members were present:

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

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the amended minutes of November 10, 2009.
2nd: Ms. Dumas
Discussion: None
Vote: 6-0-1, Mr. McSweeney abstained

TRAVELODGE – 400 HAYNES STREET – REQUEST OF WAIVER OF SITE PLAN TO CONVERT FOUR ROOMS INTO A CONFERENCE ROOM AND TO INSTAL A PORTABLE KITCHEN TO SERVICE THIS AREA.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. He stated that the proposed project is a renovation of 4 hotel rooms that will be converted to a conference room. The proposed conference room will operate between 8:00 AM and 5:00 PM and will be marketed as a service for guests of the hotel. In conjunction with the renovation project a portable kitchen will be placed on site to support the additional service. The conference capability will enhance the surrounding area by attracting businesses to the hotel. The building footprint will not increase and therefore there will be no impact on the environment.

Ms. Gibson-Quigley stated the following department memos indicated no concerns with the project:

- G. Morse, DPW Director

- E. Jacque, Conservation Commission Agent
- E. Wight, Building Commissioner/Zoning Official
- J. Bubon, Town Planner

The Board asked if the portable kitchen must always be in that particular place.

Ms. Bubon stated that the answer is yes because it is shown on the plan submitted and would therefore be part of the approval.

Motion: Made by Ms. Morrison to grant the Waiver of Site Plan to the Travelodge at 400 Haynes Road to convert four rooms into a conference room and to install a portable kitchen to service this area.

2nd: Mr. Chamberland

Discussion: None

Vote: 7 – 0

BOARD AND COMMITTEE UPDATES IF ANY

Ms. Gibson-Quigley stated that the Master Plan Steering Committee has set up the focus groups and are meeting on December 15, 2009.

She stated that the Public Forum on November 21st went very well and had good coverage.

The survey will probably be mailed to households in February.

Ms. Gibson-Quigley stated that School Building Committee met with the consultant with the final design. The architects are working on the required permits. Bids will go out the construction and hope to begin next fall.

Ms. Gibson-Quigley stated that Bill Muir, long time past Planning Board member, passed away on Sunday night. She sends condolences to his family from the Board.

TOWN PLANNER UPDATE

Letter from DCR – Terra Firma #8 – Rooted in History: Preserving Historic Farms

Correspondence from Kopelman & Paige – Lapse of Special Permits & Variances

Commonwealth Capital Application – ready to be sent

Warrant Articles – Sanctuary & Highlands – may be ready for street acceptance

Ansar Energy Application – received on November 30, 2009 – quick look indicates application is incomplete

NEXT MEETING DATES

- December 16, 2009 – Joint meeting with Design Review & CT District Update
- January 12, 2010
- January 26, 2010

OLD BUSINESS/NEW BUSINESS

Mr. Chamberland commented on the solar boards on the trailer trucks advertising on property at the Charlton westbound side on the Turnpike.

Motion: Made by Ms. Morrison to take a short recess at 7:12 PM
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

The Board reconvened at 7:30 PM

PUBLIC HEARING FOR SARAH GREENE AND WILLIAM WIDMEIER – 17 CHARLTON STREET FOR A SPECIAL PERMIT TO OPERATE A BED & BREAKFAST IN THEIR HOME.

Ms. Gibson-Quigley read a letter submitted by the application withdrawing their application without prejudice.

Motion: Made by Ms. Dumas to accept the letter of Withdrawal Without Prejudice regarding the application of Sarah Greene & William Widmeier for a Special Permit to operate a Bed & Breakfast in their home at 17 Charlton Street.
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

On a motion made by Ms. Morrison and seconded by Mr. Froio the Board unanimously voted to adjourn at 7:35 PM.