

STURBRIDGE PLANNING BOARD
MINUTES OF
Tuesday, February 2, 2010

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

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

Absent: Russell Chamberland

APPROVAL OF MINUTES

Motion: Made by Ms. Morrison to accept the amended minutes of January 12, 2010.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 - 0

TOWN PLANNER UPDATE

Email – Re: Ansar Energy, LLC, formally withdrawing their Site Plan Review application

CPTC Annual Conference – March 20, 2010

Ms. Bubon stated that Ms. Trapasso will be getting a Level One Certificate at the Conference

PUBLIC HEARING TO CONSIDER RENEWAL OF *SITE PLAN APPROVAL* TO ONE PICKER REALTY TRUST FOR CONSTRUCTION OF A 20,000 SQ. FT. BUILDING FOR INDUSTRIAL USE. THE PROPERTY IS LOCATED AT 51 TECHNOLOGY PARK ROAD.

Ms. Morrison read the legal notice.

Mr. Prouty, Trustee of One Picker Realty Trust spoke. Because of the poor economy construction for the building was put on hold. Enough time passed and they didn't realize that the approval had expired. Nothing has changed on the plans. Mr. Prouty asked the Board for a two year extension.

Ms. Bubon stated that the extension may be for one year, only, but that the application can be flagged prior to expiration, a letter noting the upcoming expiration can be sent to the applicant, at which time they may request another extension.

Mr. Cunniff stated that on the original approval the completion date was November 1, 2009. The new completion date was set at February 1, 2012.

Motion: Made by Mr. Cunniff to close the Public Hearing.
2nd: Mr. Froio
Discussion: None
Vote: 6- 0

Motion: Made by Ms. Morrison to approve renewal of Site Plan Approval granted to One Picker Realty Trust for construction of a 20,000 sq. ft. building for industrial use, with 21 Conditions and changing the completion date to February 1, 2012 on Condition # 17. The property is located at 51 Technology Park Road.
2nd: Mr. McSweeney
Discussion: Ms. Dumas questioned Condition # 2. Ms. Bubon stated that it is required and has been met.
Vote: 6 - 0

MOLE HOLLOW CANDLES – 208 CHARLTON ROAD REQUEST FOR A WAIVER OF SITE PLAN APPROVAL TO OPERATE A CANDLE MANUFACTURING COMPANY ON PREMISES. AN ACCESSORY USE OF A 1,000 SQUARE FOOT RETAIL STORE IS ALSO REQUESTED AT THIS LOCATION.

Mr. Dunn owner of the company spoke. Mole Hollow Candle is a small family operated candle company with about 12 employees; some of which will be new hires within the Town of Sturbridge. The company has been located in Shelburne Falls and they have chosen to relocate to Sturbridge so that the operations can be in a more modern facility.

Ms. Bubon stated that Site Plan for the facility was approved in 1998 and shows 26 parking spaces and 3 loading spaces. Based upon the calculations for Mole Hollow Candles, 6 spaces would be required for the manufacturing operation and 5 – 6 spaces would be required for the small retail shop. The parking is therefore more than adequate.

Ms. Bubon stated that since there are no changes to alter the site, she recommends approval with the applicant reviewing the DPW Industrial Wastewater Pretreatment Permit.

Motion: Made by Ms. Morrison to approve the Waiver of Site Plan Approval to Mole Hollow Candles to operate a candle manufacturing company and an accessory use of a 1,000 sq. ft. retail store. The property is located at 208 Charlton Road.

2nd: Mr. Froio

Discussion: Ms. Dumas that in the future Mole Candle may find that a right turn only sign will help to keep the access onto Route 20 safer.

Vote: 6 – 0

TOWN PLANNER UPDATE

Kopelman & Paige Training Session:

A joint training with Planning Board & ZBA – 2 – 3 hours long

Topics:

- Green technology
- Setting conditions – pros & cons (legal in Court)
- Subdivision bonds

The Board prefers having the training done in the evening around 5:30 PM

Burgess School Staff Review – February 3, 2010 @ 9:00 AM

Extra Projects

- Trails Committee RFP – Ms Bubon working with Mr. Tom Chamberland
- Crescent Gate/Housing Issues – Ms. Bubon working with CHAPA & home owner in selling their home
- Mapping Assessors

NEXT MEETING DATES

- February 9, 2010 Master Plan/Steering Committee
- February 23, 2010 (43D – Public Hearing)
- March 2, 2010 Master Plan/Steering Committee
- March 9, 2010
- March 23, 2010

OLD BUSINESS/NEW BUSINESS

None

On a motion made by Ms. Morrison and seconded by Mr. Cunniff the Board unanimously voted to adjourn at 7:15 PM.