

STURBRIDGE PLANNING BOARD  
MINUTES OF  
Tuesday, February 23, 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:** 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. Cunniff to accept the amended minutes of February 2, 2010.  
**2<sup>nd</sup>:** Ms. Dumas  
**Discussion:** None  
**Vote:** 6 – 0 – 1 (Mr. Chamberland)

**TOWN PLANNER UPDATE**

Update on the Preserve Street Acceptance – Deeds have been signed – Streets are now Town owned

**PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE ZONING BYLAW THAT WOULD INSERT A NEW CHAPTER 26 – EXPEDITED PERMITTING**

Ms. Morrison read the legal notice.

Ms. Gibson-Quigley stated that the bylaw is required as part of the adoption of Chapter 43D and will apply to the sites designated as Priority Development Sites.

**Motion:** Made by Ms. Morrison to close the Public Hearing.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Ms. Dumas to support the adoption of this zoning bylaw as written and that it be provided to the Town Administrator with the recommendation for inclusion on the Annual Town Meeting warrant.

**2<sup>nd</sup>:** Ms. Morrison

**Discussion:** None

**Vote:** 7 – 0

**WAIVER OF SITE PLAN – SETH LAJOIE REPRESENTING EXXON/MOBIL  
TO RELOCATE PIPELINE AT THE PICADILLY PUB @ 362 MAIN STREET**

Mr. Lajoie spoke on behalf of the applicant. He stated that a new pipeline is to be laid on the outer perimeter of the parking. To reduce the number of open holes, the pipeline will be installed in sections. Nothing on the ground will be changed.

Ms. Gibson-Quigley read the department memos from the following:

- T. Ford – Chief of Police
- G. Morse – DPW Director
- E. Jacque – Conservation Agent

Mr. Lajoie questioned Condition # 5. Once the line is in place, it must be hydro tested and that can take from 8 to 36 hours. Limiting construction work times could hinder the testing.

The Board agreed to add a sentence to Condition #5, to read, hydro testing for the integrity of the line is exempt.

The Board also agreed to add Condition #10 – Work shall not occur during the PanMass Challenge.

**Motion:** Made by Mr. Chamberland to approve with 10 Conditions Waiver of Site Plan to Exxon/Mobil to relocate Pipeline at the Picadilly Pub property at 362 Main Street

**2<sup>nd</sup>:** Mr. McSweeney

**Discussion:** None

**Vote:** 7 – 0

**TOWN PLANNER UPDATE**

CMCRPC Annual Assessment - \$1,888.09

Adopt – A –Trail

Board likes the idea

**NEXT MEETING DATES**

- March 2, 2010 Master Plan/Steering Committee

- March 9, 2010
- March 23, 2010

### **OLD BUSINESS/NEW BUSINESS**

Ms. Gibson-Quigley stated that she attended an audio-web at CMRPC, it was helpful.

On a motion made by Ms. Morrison and seconded by Mr. Cunniff the Board unanimously voted to adjourn at 7:05 PM.