

STURBRIDGE PLANNING BOARD
MINUTES OF
Tuesday, May 4, 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
James Cunniff
Francesco Froio
Brian McSweeney
Jennifer Morrison
Sandra Gibson-Quigley, Chair

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

Absent: Penny Dumas

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of April 27, 2010.
2nd: Mr. Froio
Discussion: None
Vote: 5 – 0 – 1 (Ms. Gibson-Quigley)

PUBLIC HOUSE IS SEEKING A PERMIT TO ERECT A TENT ON AN ANNUAL BASIS FROM MAY 1ST THROUGH NOVEMBER 15TH. THE PROPERTY IS LOCATED AT 275 MAIN STREET.

Ms. Gibson-Quigley read the letter from the Publick House stating that last year they received permission to erect a tent. The tent proved to be a great business success and they received no negative feedback from neighbors or the community.

This year the Publick House is seeking permission to erect the same tent and would like to receive permission to install the tent on an annual basis from May 1st through November 15th.

Ms. Bubon stated that she spoke to the Police and Fire Chiefs and neither had any concerns.

Motion: Made by Ms. Morrison to grant to the Publick House permission to erect a 50'X60' frame tent on an annual basis from May 1st through November 15th on their property at 275 Main Street with all appropriate permits obtained. With the condition

erected annually provided there are no complaints from the neighbors, then would have to come back to the Planning Board for review.

2nd: Mr. McSweeney

Discussion: Mr. Chamberland asked about the Host and their tent. Ms. Bubon stated that it is done on an annual basis but the office has no record stating permission.

Vote: 6 – 0

BURGESS ELEMENTARY SCHOOL IS REQUESTING SITE PLAN APPROVAL FOR THE RENOVATION AND ADDITION TO THE BUILDING AND RELATED SITE IMPROVEMENTS; ALSO REQUESTING A SPECIAL PERMIT IN THE GROUNDWATER PROTECTION DISTRICT. THE PROPERTY IS LOCATED AT 45 BURGESS SCHOOL ROAD.

Ms. Gibson-Quigley stated that both the Site Plan Approval and Special Permit will open concurrently.

Ms. Morrison read the legal notices for both applications.

Ms. Gibson-Quigley stated that the Town voted to grant the funds for the school project.

Also present are the following: Mr. Carlson, Principal of Burgess Elementary School
Mr. Blanchard and Ms. Cheng-Cimini, Members of the School Building Committee
Mr. Moore, Owner's Project Manager
Mr. Olsen, Project Manager
Mr. Wells & Mr. Darnold, Berkshire Design Group

Ms. Gibson-Quigley stated this is a dual application for special permit and site plan. She cited Chapter 16 – Groundwater Protection District Requirements and specifically stated the following “Additionally, since the property is located within the Groundwater Protection District, a Special Permit is requested for changes to the existing conditions. There will be an increase in impervious surface, replacement of three underground storage tanks with a new double walled subsurface tank with leak detection system and an underground propane tank. In accordance with Chapter 16 – Groundwater Protection District, The Planning Board acting as the Special Permit Granting Authority, shall grant the special permit if the SPGA determines in conjunction with the DPW, BOH, Conservation Commission and BOS acting as Water Commissioners that the intent of this Article, as well as its specific criteria are met.” Failure of the previous noted departments or boards to respond in writing within 45 days of receipt by the Board shall indicate approval or no desire to comment by said agency

Ms. Gibson-Quigley stated that the BOS waived Town fees for the project at their April 5, 2010 meeting. The following department memos were received:

Police Chief – Fire Chief – Building Inspector – no issues
Conservation Commission – no issues – needs more detail sheets
DPW – needs more details on plans
BOH – location of grease trap & Kitchen layout

Mr. Olsen stated that the project will consist of demolition of portions of the older parts of the existing building; construction of the new addition; renovations of the existing portions

of the building left in place; and construction of new site utilities, pavements, athletic fields and other items for the project. The project is expected to be phased, allowing the School to remain open.

Mr. Wells stated that this project will result in an overall improvement to the environment by complying with current state stormwater treatment and filtration standards, removal and vegetative restoration of certain paved and degraded areas near the wetlands and by other measures such as the use of rainwater in the plumbing system.

The proposed parking lot configuration and improvements will reduce traffic hazards and nuisances by clearly defining bus routes and drop off areas, parent drop off routes and designated drop off locations and staff and visitor parking areas. New planted islands and landscaped areas will be installed throughout the parking lot areas as required by the zoning bylaw. Appropriate markings and signage will be installed throughout to better guide traffic flow into and out of the parking lot.

Mr. Wells stated that they are seeking the following waivers:

- Traffic Impacts & Trip Generation – no increase in traffic quantities or other impacts are anticipated.
- Water & Sewer Demands – no increase to water or sewer demands are anticipated in fact use of rainwater and more efficient fixtures may actually decrease water and sewer demands for the building. However, the Building Committee is considering an irrigation system for the ballfields.
- Water & Aquifer Studies – no net adverse effects on water quality are anticipated with the renovation of the site – stormwater infiltration and treatment measures are added to the proposed design.
- Buffer Area – along portions of the eastern access road where the existing edge of the road/pavement is currently within 25' and/or adjacent sloping or berming topography provides a visual buffer from adjacent homes.

Mr. Darnold responded to all of Mr. Morse's concerns which for the most part were not on the site plan and will be on the revised plans

Mr. Olsen stated that the exterior emergency generator that is located close to the property line of the residential neighbors will not impact the community. Acentech took the sound measurements and completed the evaluation, the results of which indicated that a special acoustical jacket should be installed around the generator to keep the sound levels within MADEP regulations. The generator will only have to run for a half hour once a week to exercise it.

The Board had the following questions/issues:

- Gate system – does it have an emergency over-ride – yes
- Prefer more defined signage for the traffic flow
- Need to show snow storage on the plans - yes
- Need to show lighting on building – main access points

“School Garden” area is for what purpose – used during school time
Sidewalk crossings – raised structures – more of a change in texture

The Board and Ms. Bubon recommend to continue the public hearing since we do not have all the reports required so that we may act on the Special Permit for the Groundwater Protection District. As well staff is still working out final site plan details with the applicant. The Board is also waiting for a report from the Tree Warden on landscaping.

Motion: Made by Ms. Morrison to continue the Public Hearing for the Special Permit and Site Plan Approval for the Burgess Elementary School to May 18, 2010 @ 6:50 PM.

2nd: Mr. Cunniff

Discussion: None

Vote: 6 – 0

TOWN PLANNER UPDATE

Green Valley Institute Workshop with Randall Arendt
Reinventing the Commercial Strip & Creating New Mixed-Use Centers
May 17, 2010 – 6:00 – 8:30 PM

Memo – Town Administrator – Mr. Suhoski – Changes to Open Meeting Law/
Administrator’s Report

Sturbridge Retirement Cooperative – filed a modification slightly moving the access road to the well

Old Business/New Business

None

NEXT MEETING DATE

- May 18, 2010

On a motion made by Ms. Morrison and seconded by Mr. Chamberland the Board unanimously voted to adjourn at 8:30 PM.