

STURBRIDGE PLANNING BOARD
MINUTES OF
Tuesday, May 18, 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. Gibson-Quigley, the following members were present:

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

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

Absent: Jennifer Morrison

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to accept the amended minutes of May 4, 2010.
2nd: Mr. Froio
Discussion: None
Vote: 5 – 0 – 1 (Ms. Dumas)

NEAL LAW OFFICE, LLP IS REQUESTING A WAIVER OF SITE PLAN APPROVAL TO RELOCATE THE LAW OFFICE TO 171 CHARLTON ROAD, PROPERTY OWNED BY PENNEY REALTY.

Attorney Neal stated that he would like to relocate to 171 Charlton Road. He stated that Penney's Appliances will occupy 2,200 sq/ ft. of sales space on the first floor which, as to sales and non-sales space totaling 2,637 sq. ft., would translate to 13 parking spaces, plus an additional 3 for the maximum number of employees anticipated to be working at any one particular time.

Attorney Neal stated that his office would occupy 1,000 sq. ft. of the second floor with a total of 5 employees as a professional office, for a total of 7 spaces required. Additionally, with his office vacating the 173 Charlton Road property, owned by Edmond A. Neal, III, Trustee of St. Ives Realty Trust, additional parking will be available, at the soon-to-be building, and in the event a tenant is obtained, he would utilize the area in back of the garage for parking.

Ms. Bubon stated that she recommends approval of Waiver of Site Plan.

The Board discussed the potential for a landscape island with trees between 171 and 173 Charlton Road.

Motion: Made by Mr. Chamberland to grant Waiver of Site Plan Approval requested by Neal Law Office, LLP with the understanding that parking will be re-evaluated when a new tenant is found for the 173 Charlton Road site, and/or if any complaints are received about parking at 171 Charlton Road or if it appears that there is not sufficient parking once both businesses are operational or if additional space is leased at 171 Charlton Road.

2nd: Mr. McSweeney

Discussion: None

Vote: 6 – 0

CONTINUATION OF THE PUBLIC HEARING OF 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. Dumas, who was absent from the May 4, 2010 meeting, indicated that she watched the video and signed the certification pursuant to G. L. c. 39, Section 23D of participation in a session of an adjudicatory hearing where the undersigned member missed a single hearing session.

Ms. Gibson-Quigley stated that in accordance with Chapter 16 – Groundwater Protection District, the Planning Board acting as the Special Permit Granting Authority shall grant the permit if “the SPGA determines, in conjunction with Public Works Director, Board of Health, Conservation Commission and Board of Selectmen acting as Water Commissioners, that the intent of this Article, as well as its specific criteria are met.” Failure of the previous noted departments/boards to respond in writing within forty-five days of receipt by the Board (4/5/2010) shall indicate approval or no desire to comment by said agency.”

Ms. Bubon stated that the department received correspondence from Mr. Suhoski, Town Administrator dated May 11, 2010 indicating that the BOS had no objection to the Special Permit under Section 16 – Groundwater Protection District. A memo had also been submitted by Ms. Jacque dated May 10, 2010 indicating that Conservation Commission agreed to forward a positive recommendation to the Planning Board for the granting of the Special Permit request. The BOH provided correspondence on May 18, 2010 indicating that the underground fuel storage tanks have been approved by the Board.

Mr. Wells of Berkshire Design stated that all the crosswalks will be textured as shown on the revised plans (L 401).

Mr. Moore indicated that the construction site will be marked off with fencing, gates will be labeled as construction sites.

The Board requested the following:

- The islands in the parking lot remain with the trees
- List of emergency numbers for the construction be submitted to the Police department (Condition # 14)
- The word safe be added to Condition # 5

Motion: Made by Mr. Cunniff to close the Public Hearing for the Special Permit for Burgess Elementary School.

2nd: Mr. Froio

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Cunniff to close the Public Hearing for Site Plan Approval for the Burgess Elementary School.

2nd: Mr. McSweeney

Discussion: None

Vote: 6 – 0

Motion: Made by Ms. Dumas to grant the Special Permit request under Section 16 – Groundwater Protection District – to the Burgess School Elementary for changes to existing conditions including an increase in impervious area and replacement/expansion fuel storage facilities (the three existing single wall underground fuel storage tanks are proposed to be replaced with a new double wall subsurface tank with leak detection system. An underground propane tank will be installed as well an on-site generator. The property is located at 45 Burgess School Road.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. McSweeney to grant Site Plan Approval with 14 Conditions to the Burgess School Elementary School for the renovations and addition to the building and related site improvements. The property is located at 45 Burgess School Road.

2nd: Ms. Dumas

Discussion: None

Vote: 6 – 0

TOWN PLANNER UPDATE

Ms. Bubon wanted to take this opportunity to thank Meghan Hennesey, an intern from the high school for all the work she did in the department. She updated the applications, updated vision data base in the Assessors office and parcel alignment 43D project.

Ms. Bubon stated that Meghan will be attending WPI in the Fall and wished her success and good luck.

OLD BUSINESS/NEW BUSINESS

Ms Gibson-Quigley stated that she, Mr. Cunniff, Ms. Bubon and Ms. Trapasso attended the Green Valley Institute Workshop with Randall Arendt, Reinventing the Commercial Strip & Creating New Mixed-Use Centers, May 17, 2010. It was very good.

NEXT MEETING DATE

- June 15, 2010 - Site Plan Approval Cedar Street Restaurant

On a motion made by Mr. Cunniff and seconded by Ms. Dumas the Board unanimously voted to adjourn at 7:20 PM.