

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, OCTOBER 5, 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
Penny Dumas
Francesco Froio
Brian McSweeney
Jennifer Morrison
Sandra Gibson-Quigley, Chairman

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept minutes of September 21, 2010
Second: Mr. Cunniff
Discussion: None
Vote: 5 – 0 -2(Mr. McSweeney & Ms. Morrison)

TOWN PLANNER UPDATE

Upcoming Meetings:

- October 12, 2010 – Master Plan Steering Committee
- October 19, 2010 – Planning Board – Regular meeting and work on on-going items
- October 26, 2010 – Hold for Master Plan Steering Committee
- November 9, 2010 – Planning Board
- November 16, 2010 – Master Plan Steering Committee
- November 18, 2010 – Public Forum at the Publick House – 6:00 – 9:00 PM
- November 30, 2010 – Planning Board

Tractor Supply Company – Plans have been revised as per conditions set by the Board and are on file in the Planning Department.

The Last Green Valley – The Town had a very active year and is pleased to provide a list of in-kind contributions that relate to the mission of the National Heritage Corridor. They have contributed \$892,245 worth of in-kind contributions, volunteer time and grant funding.

CONTINUATION OF THE PUBLIC HEARING FOR SITE PLAN APPROVAL – METROPCS MASSACHUSETTS, LLC IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT AND OPERATE A WIRELESS COMMUNICATION FACILITY AND RELATED IMPROVEMENTS. THE PROPERTY IS LOCATED AT 67 ROUTE 84(DPW PROPERTY)

Mr. Froio rescued himself from the hearing because a conflicting interest.

Ms. Gibson-Quigley stated that the Board is aware the applicant filed with the ZBA for zoning relief and a special permit and that process has been on-going for several months. The ZBA concluded its process on September 29, 2010; the variances and special permit requested were not granted. Since this application for Site Plan Approval is still pending, the Board must review and act on the request unless the applicant requests to withdraw the application.

Mr. Nestor stated that MetroPCS did not wish to withdraw the application and wanted the Board to vote on a decision.

Ms. Bubon stated that according to Chapter 25 of the Zoning Bylaw, when considering a Final Site Plan approval the Planning Board shall ensure that certain criteria are met. As the Board is aware several criteria must be met for a project to be approved. Criteria (g) states that there shall be “Compliance with all provisions of the Zoning Bylaw.” This project does not comply with all provisions of the Zoning Bylaw and zoning relief was not granted by the ZBA. In her opinion, the Board cannot act to grant this Site Plan Approval since the project does not comply with all provisions of the Zoning Bylaw.

Motion: Made by Ms. Dumas to close the Public Hearing
2nd: Ms. Morrison

Motion: Made by Ms. Dumas to withdraw closing the Public Hearing
2nd: Ms. Morrison

Mr. Heywood of 95 Colonial Drive stated that since he could sense that the Board was going to vote to deny; he didn't have any closing remarks.

Motion: Made by Ms. Dumas to close the Public Hearing
2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0

Motion: Made by Ms. Dumas to deny Site Plan Approval requested by MetroPCS because the proposal failed to meet the requirements of Chapter 25 – Site Plan Review, Section 25.05 Criteria for Approval.
2nd: Mr. Chamberland
Discussion: None
Vote: 6 – 0

Mr. Froio returned to his seat on the Board.

TOWN PLANNER UPDATE CONTINUED

Clothing Bin Collection Boxes – Newspaper article from “The Republican” Friday, September 17, 2010 – discusses how Chicopee may be handling the collection bins.

Ms. Bubon stated that in Chicopee the BOH oversees the receptacles and ensures that the owners are following the rules and has instituted fines.

The Board feels that more discussion is needed; maybe it’s time for a general bylaw to facilitate control and enforcement of these bins. Having BOH regulate seems logical.

DEANNE CARDENAS IS REQUESTING A WAIVER OF SITE PALN APPROVAL TO BAKE AND SELL SPECIALTY CAKES AND CUPCAKES. THE PROPERTY IS LOACATED AT 630 MAIN STREET.

Ms. Bubon stated that the application had been distributed to appropriate staff and who have since reviewed the application and submitted their concerns. No concerns have been noted and the applicant has been approved by the BOH for an interior grease trap and by the Design Review Committee for signage. Ms. Bubon recommended approval.

Ms. Cardenas owner of the Bake Shop stated that no eating will take place in the building. It will only be baking and selling of specialty cakes and cupcakes.

Motion: Made by Mr. Chamberland to grant the Waiver of Site Plan Approval to Deanne Cardenas to bake and sell specialty cakes and cupcakes at 630 Main Street.

2nd: Ms. Morrison

Discussion: None

Vote: 7 – 0

TOWN PLANNER UPDATE CONTINUED

Allen Homestead – Copy of the approved plan for the Basin Revision has been provided for our records and is on file in the Planning Department.

Draft CEDS Project Sheets – need to be submitted by October 8, 2010 – any comments due by Thursday, October 7, 2010

The following is the list:

- 51 Technology Park Road
- Commercial Tourist District Revitalization Plan
- 198 Charlton Road – Priority Development Site
- 90 Charlton Road
- 660 Main Street – Sturbridge Business Park
- 413 – 419 Main Street – Basketville Properties
- 17 Kelly & 90 River Road – Sturbridge Arena, LLC

Draft #1 – Planning Board Rules & Regulations – should try to finalize and hold a Public Hearing to adopt the Rules & Regulations by the end of November if possible

Ms. Gibson-Quigley would like an opinion on Scenic Roads. When the Tree Warden has jurisdiction why is it necessary for the Planning Board to have a hearing. This needs to be clarified.

The Board had concerns about ANRs – bonds on subdivisions – road acceptance.

Ms. Bubon stated that these issues are covered in the subdivision regulations and also need to be reviewed.

Ms. Bubon stated that she pieced together the Route 20 road plans in order for the Board to draw ideas for various improvements (beautification, parking, etc.). She stated to the Board, they can come to the office and mark up the plans with their ideas.

Citizen Planner Training Collaborative – Fall Workshop

Sign Bylaw – Mr. Suhoski will send email to the Planning Board, to revisit the bylaw – better direction – better enforcement

OLD BUSINESS/NEW BUSINESS

None

On a motion made by Ms. Morrison, seconded by Mr. McSweeney, and voted 7 - 0 the meeting adjourned at 7:40 PM.