

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 7, 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
Brian McSweeney
Jennifer Morrison
Sandra Gibson-Quigley, Chairman

Absent: Francesco Froio

Also Present: Diane M. Trapasso, Administrative Assistant

APPROVAL OF MINUTES

Motion: Made by Ms. Morrison to accept the amended minutes of November 30,
2010.
2nd: Mr. McSweeney
Discussion: None
Vote: 6 - 0

**CONTINUATION OF THE REQUEST FOR SITE PLAN APPROVAL –
REHABILITATIVE RESOURCES, INC. IS PROPOSING A PARKING LOT
EXPANSION IN TWO SECTIONS OF THE EXISTING SITE; TWO SMALL
LOT EXPANSIONS AT THE REAR AND A LARGER EXPANSION ALONG
ROUTE 20.**

Materials presented:

Revised Site Plans for Rehabilitative Resources, Inc. – 1 Picker Road – prepared by Bertin
Engineering Associates, Inc. – file # Y711 – dated 9/17/2010 – received 12/2/2010

Revised Site Plans for Rehabilitative Resources, Inc. – 1 Picker Road – prepared by Bertin
Engineering Associates, Inc. file # Y711 – dated – 9/17/2010 – received 12/6/2010

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

- Mr. Morse, DPW Director – dated 12/7/2010

- Letter from Conservation Commission Agent – Ms. Jacque – dated December 7, 2010
- Report from Town Planner, Ms. Bubon – dated 12/7/2010

Mr. Loin of Bertin Engineering spoke on behalf of the applicant.

Mr. Loin stated that he met with Mr. Morse, DPW Director, and addressed all his concerns which are:

- Stormwater management has been provided for the northerly parking lot
Snow storage swales improved
- Metal beam guardrail has been provided for all three pavement extensions
- Lighting has been provided for the northerly parking area (building mounted lights)
- Traffic delineations (arrows, signs) for all entry/exit points have been provided
- The southerly detention basin outlet has been adjusted creating an improved headwall pipe connection and easier field installation
- 1.5 -1 slopes have been provided for structural embankment

The Board had the following concerns:

- Lack of lighting in the back corner of the building – Mr. Loin stated that he would add another light
- Drainage in the front – flowing to the next property – Mr. Loin stated that the detention basin is larger and would slow down the flow – eliminating the problem
- Easement agreement – Mr. Loin stated that it is shown on the plans
- Mr. Morse is recommending that no construction take place until the design of the field be checked by the DPW personnel for accuracy since basin elevations may need to be adjusted depending upon the actual water table elevation – this will be added to the conditions for approval - # 13
- Changes in the front setback - will it increase the visibility of the building and parking lot from Route 20 – Mr. Loin stated that the changes would screen the lot and building more than it is screened now and the visibility will not increase
- Compact car parking – Mr. Loin stated not a good option at this time

Ms. Gibson-Quigley read all thirteen conditions for approval.

Motion: Made by Ms. Morrison to close the Public Hearing for Rehabilitative Resources, Inc. at 1 Picker Road.
Second: Mr. Cunniff
Discussion: None
Vote: 6 – 0

Motion: Made by Ms. Morrison to approve Site Plan Approval with 13 Conditions to Rehabilitative Resources, Inc. at 1 Picker Road for parking lot expansion in two sections of the existing site; two small lot expansions at the rear and a larger expansion along Route 20.
2nd: Mr. McSweeney
Discussion: None
Vote: 6 - 0

CONTINUE REVIEW OF DRAFT RULES AND REGULATIONS

Ms. Gibson-Quigley stated that the Board would postpone this discussion until January

TOWN PLANNER UPDATE

Commonwealth Capital Application – Ms. Bubon is requesting 75 points

Next Meeting

January 4, 2010

OLD BUSINESS/NEW BUSINESS

Ms. Gibson-Quigley stated that Mr. Froio had submitted his letter of resignation from the Board. He is unable to continue his involvement because of his personal schedule.

Ms. Gibson-Quigley thanked him for his work and dedication to the Board.

Ms. Gibson-Quigley stated the Planning Board presented the CT District plan at the BOS meeting of December 6, 2010. It was a good meeting and the BOS are on the same page with the Planning Board to make improvements along Route 20 - the Commercial Tourist District.

The following course of action will take place:

- The BOS has directed the Town Administrator to work jointly with the Planning Board/Town Planner in facilitating discussions and relationship building with MassDOT relative to jointly undertaken project improvements in the CT District.
- The Planning Board has agreed to provide periodic reports to the BOS relative to discussions, needs and or challenges for which the Board may be able to provide assistance/support/guidance.
- The Planning Board has agreed to identify priorities (near-term and long-term) for improvements in the CT District that can then be reviewed/discussed/adopted by the BOS as part of an overall policy

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platform for the district. This will provide subsequent Boards with a blueprint for desired/needed improvements in the CT District so that revitalization of that area remains an ongoing priority/process.

The Board has a long term vision for the CT District and maybe should have an artist rendition of what it wants the District to look like.

On a motion made by Ms. Morrison, seconded by Mr. Cunniff, and voted 6 - 0 the meeting adjourned at 7:10 PM.