

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MAY 24, 2011**

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: Charles Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Jennifer Morrison
Sandra Gibson-Quigley, Chair

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

Absent: Brian McSweeney

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to accept amended the minutes of May 10, 2011.
2nd: Ms. Dumas
Discussion: None
Vote: 6 - 0

**WAIVER OF SITE PLAN APPROVAL – PILOT TRAVEL CENTER, LLC
REQUESTING TO INSTALL 8,000 GALLON UST FOR EPA MANDATED
DIESEL FLUID SYSTEM. THE PROPERTY IS LOCATED AT 400 ROUTE 15.**

Materials Reviewed:

Waiver of Site Plan Approval Application for Pilot Travel Centers, LLC - -received April 5, 2011

DEF Site Layouts Plans for Pilot Travel Center #222 – 400 Route 15, Sturbridge MA – by Core States – 216 East Poplar Street, Rogers AR – received April 5, 2011

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. He stated that Pilot Travel is planning installation of a Diesel Exhaust Fluid tank and dispenser at the Pilot/Flying J at their site. This installation is being undertaken to provide their customers with a necessary product as they strive to meet emissions standards set by the US EPA for all heavy duty engines produced beginning in the year 2010. These standards dictate that no heavy-duty engine can emit levels of nitrogen oxide higher than .2 g/bhp-hr (grams per brake

horsepower-hour). DEF is a technology that will allow trucks to meet the emission standards in a cost-effective way.

Department memos from the following:

- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Mr. Lindberg, Building Commissioner/Zoning Enforcement Officer
- Mr. Ford, Police Chief
- Ms. Jacque, Conservation Agent

The Board had the following questions:

- Will the tank be doubled wall and have an alarm system – Mr. Loin – the tank will be doubled wall per OSHA regulations and have an alarm system
- In restrictive area - yes
- How does it work

Mr. Loin stated that DEF works via a chemical that takes place when the DEF is injected into the exhaust stream of a diesel engine. Urea, the active component of DEF, bonds with NO_x in the exhaust to produce elemental nitrogen and water vapor, both of which are a harmless, naturally occurring part of the air we breathe. The decreased emission of NO_x, as well as other greenhouse gases like carbon dioxide, will have a significant, positive impact on the environment. In addition to the positive environment impacts, DEF has the benefit of being non-hazardous and non-flammable. Thus, it is very safe to handle and dispense.

Ms. Bubon stated that she has no concerns that Site Plan Approval be waived in this instance because the proposed use will not substantially affect the existing drainage, vehicular and pedestrian circulation patterns or any of the standards or criteria provided for in Chapter 25 – Site Plan Approval. Therefore, Ms. Bubon recommended that the Board grant the waiver.

The Board requested that all three of Mr. Morse's concerns be part of the conditions with the approval; but on Item #2 the word permanent be omitted.

Motion: Made by Ms. Morrison to grant Waiver of Site Plan Approval to Pilot Travel Center, LLC, for the property located at 400 Route 15, for the installation of an 8,000 gallon UST for EPA mandated diesel fluid system with the following five conditions:

1. Construction fencing and barricades should be utilized to separate the area to be excavated (hole) and patrons using the facility.
2. Erosion control should be utilized on site. Silt shall be placed on any catch basin(s) affected by run off from the excavation. Hay or silt fence should be placed around any temporary stockpiles. The sump pump discharge line from the excavated area should also be protected if needed.

3. Pavement or concrete which is removed under the terms of the work shall be hauled off site and disposed of in a legal manner. Absolutely no surplus material shall be buried on-site.
4. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction and provide emergency contact numbers to the Police, fire and Planning Departments.
5. Exterior construction shall only occur during the hours of 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to Noon on Saturday. No exterior construction shall occur on Sundays or Massachusetts State Holidays.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

WAIVER OF SITE PLAN APPROVAL – STELADENAS SPECIALTY CAKES REQUESTS A WAIVER TO EXPAND THE BAKE SHOP. THE PROPERTY IS LOCATED AT 630 MAIN STREET.

Materials Reviewed:

Waiver of Site Plan Approval Application for Steladenas Specialty Cakes – received May 19, 2011

Mr. Cardenas spoke on his own behalf. He stated that he and his wife are proposing to expand from the existing unit (2) to units 3, 7 & 8 as shown on the site plan on file with the Planning Department. The expansion will accommodate additional bakery space and will allow for seating. We are proposing five seats at a lunch bar and ten seats at tables. We also plan to have an ice cream window at the deck area and at this time will have six seats on the deck.

Department memos from the following:

- Mr. Morse, DPW Director
- Captain Marinelli, Fire Department
- Ms. Rusiecki, BOH Agent
- Ms. Bubon, Town Planner

The Board had the following questions and concerns:

- Good News Garage – donation of cars – BOS granted six parking spaces – appear not to be used
- Is there enough parking spaces – Ms Bubon stated that the proposal by the applicant would require only 11 parking spaces; this means there is plenty of parking for the proposed expansion and enough to add additional outside seating in the future.
- Directional signage – Mr. Cardenas stated that they will have directional signage

Planning Board Minutes of May 24, 2011

Ms. Bubon stated that she did not have a problem granting a waiver for this project.

Motion: Ms. Morrison to grant Waive of Site Plan Approval with the condition of directional signage in the parking lot, to Steladenas Specialty Cakes & Bake Shop, located at 630 Main Street, to expand the bake shop.

2nd: Ms. Dumas

Discussion: None

Vote: 6 – 0

OPEN SPACE COMMITTEE – OVERVIEW OF DRAFT OPEN SPACE & RECREATION PLAN AND REQUEST LETTER OF SUPPORT FOR THE PLAN.

Ms. Bubon stated that the Town has been very active in the implementation of the open space and recreation recommendations found in the 2055 Open Space and Recreation Plan. This 2011 plan highlights accomplishments and identifies areas where additional work may be necessary and identifies new goals for the Town to pursue in the future. It also incorporates existing goals of protecting natural resources, conserving open space and providing recreational opportunities for all, regardless of ability level.

This plan update reflects the input received throughout the update process and represents the combined efforts of several Town committees and departments, including the Planning Board, Master Plan Steering Committee, Recreation Commission, Conservation Commission, Trails Committee, Public Lands Advisory Committee, Community Preservation Committee, BOS, Town Administrator's Office, Town Planner's Office and others.

Ms. Goodwin, Chair of the Open Space Committee, spoke. She stated that Open Space Committee worked very closely with the Town Planner to draft this most recent update. However, this writing process was not a solo activity; the Open Space Committee reached out to a variety of groups for input. The Recreation Committee, Public Lands Advisory Committee, Conservation Commission, Community Preservation Committee, Trails Committee, Planning Board and Master Plan Steering Committee were amongst the groups contacted for input throughout this plan update process. Ms. Jacque, the Conservation Agent, also assisted with mapping and updating descriptions and current activities on existing Town owned open space properties.

Ms. Goodwin thanked Ms. Bubon, Mr. Mitchell, Ms. Jacque, Ms. Trapasso and Open Space Committee for all their help and work. A great job done by all.

Ms. Goodwin stated that there will be a Public Hearing on the plan on June 8, 2011.

Ms. Goodwin requested a letter of support from the Planning Board to Ms. Cryan of the Division of Conservation Services.

The Board appreciated all the hard work and congratulated the Open Space Committee for a great and well done job.

Motion: Made by Ms. Dumas to send a letter from the Planning Board to Ms. Cryan of the Division of Conservation Services in support of the Town of Sturbridge Open Space and Recreation Plan 2011.

2nd: Mr. Blanchard

Discussion: None

Vote: 6 - 0

CT DISTRICT IMPLEMENTATION PLAN UPDATE

Ms. Bubon stated that the Board is scheduled to meet with the BOS on Monday, June 27th at 6:30 PM to discuss the next steps.

TOWN PLANNER UPDATE

Update Green Communities – what impact the Wastewater Treatment will have – look into how other communities write their plan

Board of Selectmen – Liaison/Point of Contact Assignments

June 1, 2011 – Planning Board adopting the Master Plan

June 6, 2011 Annual Town Meeting

CMRPC – Annual Dinner Meeting – June 9, 2011

June 28, 2011 Final Action Plan Presentation (Green Communities Planning Assistant)

Correspondence to BOS regarding resurfacing work on Route 20

Motion: Made by Ms. Dumas to send a letter to the BOS to ask MassDot when resurfacing a portion of Route 20 from Route 49 to I 84 to place a rumble strip in the center for safety without jeopardizing the project.

2nd: Mr. Blanchard

Discussion: None

Vote: 6 – 0

Commonwealth Capital - scored 76

Clothing Bins – BOS will write a general bylaw

Signage issues – temporary sign bylaw not being enforced – need to clean up what is there – before the Board can see what works.

NEXT MEETING

June 14, 2011 - - Pilot Travel Three Year Review - Waiver of Site Plan for Enrico's proposed expansion

FUTURE MEETING DATES

July 12, 2011 & July 26, 2011

August 9, 2011 & August 23, 2011

September 13, 2011 & September 27, 2011

October 11, 2011 & October 25, 2011

OLD BUSINESS/NEW BUSINESS

None

On a motion made by Ms. Morrison, seconded by Mr. Cunniff and voted 6 – 0, the meeting adjourned at 8:05 PM.