

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 9, 2011**

Ms. Dumas called the regular meeting of the Planning Board to order at 6:30 PM.
On a roll call by Ms. Dumas the following members were present:

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Brian McSweeney
Ginger Peabody

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

Absent: Sandra Gibson-Quigley, Chair

APPROVAL OF MINUTES

Motion: Made by Ms. Peabody to accept the minutes of July 12, 2011.
2nd: Mr. Chamberland
Discussion: None
Vote: 5 - 0 - 1 (Mr. McSweeney)

TOWN PLANNER UPDATE

Letter from The Commonwealth of Massachusetts – Executive Department – dated July 11, 2011 – Congratulating - The Town for coming in on time and under budget on the Sturbridge Technology Park Waterline project

Letter from Nancy Santullo-Fors – 19 – 21 Main Street – proposing an Antique Cooperative to be located at the former paint store

PUBLIC HEARING – STURBRIDGE AUTO BODY REQUESTING SITE PLAN APPROVAL TO ALLOW THE DEMOLITION OF STRUCTURES THAT WERE DESTROYED DURING THE JUNE 1st STORM AND THE CONSTRUCTION OF A NEW BUILDING AND EQUIPMENT AND RELATED SITE IMPROVEMENTS ON THE PREMISES. THE PROPERTY LOCATION IS 227 MAIN STREET.

Materials Presented:

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Application for Site Plan Approval – prepared for Mark W. Manthorne – Trustee of DND Realty Trust – Sturbridge Auto Body @ 227 Main Street – received 7/7/2011

Proposed Site Plan for Mark W. Manthorne, Trustee of DND Realty Trust – Sturbridge Auto Body – Plan Date 7/6/2011 – DWG #11110 – prepared by Jalbert Engineering – 54 Main Street, Sturbridge MA – received 7/7/2011

Revised Building Elevations & Floor Plans – Sturbridge Auto Body – Plan Date 7/18/2011 – DWG # 11115 – prepared by Jalbert Engineering – 54 Main Street, Sturbridge MA – received 7/22/2011

Revised #3 Proposed Site Plan for Mark W. Manthorne, Trustee of DND Realty Trust, Sturbridge Auto, 227 Main Street – Plan Date 7/29/2011 – DWG # 11110 – prepared by Jalbert Engineering – 54 Main Street, Sturbridge MA – received August 1, 2011

Photos of the property located at 227 Main Street

Mr. Blanchard read the legal notice.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. He stated that the applicant is requesting Site Plan approval to demolish and remove the existing structures that were destroyed during the June storm. Buildings will be reconstructed to service the needs of Sturbridge Auto Body business. The property is located outside of the 200 foot buffer zone from any resource wetland area. The buildings that were destroyed were constructed in 1958 prior to any Zoning Regulations.

The reconstructed buildings will be outside of any setback requirements within the existing Suburban Residential District. The height of the main building will be 29'4". The existing structures covered 4,755 sq. ft. and the proposed replacement is 5,899 sq. ft. which reflects a 1,144 sq. ft. increase accounting for a lot coverage of 7.8%. Pavement on the site is going to be removed and planting areas will be installed. The proposed improvements do not create additional non-conformities.

Mr. Jalbert stated that the applicant already has approvals from the ZBA, Conservation and the BOH.

Mr. Jalbert also stated that to address the concerns of the Tree Warden, the applicant is going to add a cedar and two pear trees.

Mr. Kaitbenski stated that they would plant an additional seven 2" caliper maple trees along the rear perimeter of the property along the line of the erosion control barrier along the top of the existing slope. They will also extend the stockade fence on the north side of the property to a distance of 40'.

The Board had the following questions and concerns:

- How many parking spaces – Mr. Jalbert stated 5 spaces - 2 handicap

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- Trucks entering and bringing in vehicles parking on the sidewalk – they will make sure they keep the sidewalks clear
- Lighting on the building shine on Willard Road – Mr. Jalbert stated no – the lighting is under mounted under the overhang
- The Southbridge side of the property looks like a junk yard with piles of hoods, fenders cars just piling up – all will be taken out once the construction is started
- Number of impounded cars – most of the vehicles on site are those that have been impounded and not claimed – The Town has a mechanism in place that would provide a process to help business owners regarding the impounded cars
- Spot light on the back of building hinder the Motel on Rout 15 – Mr. Jalbert – no
- Can the spot lights on the back of the building be adjustable – Mr. Kaitbenski stated the lights are on adjustable brackets
- Gate for the stockade fence – same material to be used as cedar fence material
- Soften the view of the post with caps of the fence – Mr. Jalbert caps wouldn't make a difference – post are on the inside – don't even see them

Mr. Moran of 45 Seneca Lane stated that the Town Administrator and the Police Chief had a meeting and are in the process of resolving the problems with the impounded cars. How business owners can dispose of vehicles that are not claimed.

Ms. Harper of 21 Willard Road stated that their neighborhood has changed because of the tornado and will never be the same. The trees always made a buffer between the neighborhood and Sturbridge Auto Body, now there is nothing. Wants the stockade fence to be 8' in height.

Ms. Hart of 520 Leadmine Road asked if the Lights in the back of the building be motion activated.

Ms. Goodwin of 19 Orchard Road asked where do the trucks park.

Mr. Jalbert stated that because of security the lights in the back need to be on and the trucks park in the back of the building.

Mr. Maack of 25 Willard Road would like the stockade fence to be 8' instead of the 6' fence because from their deck, Sturbridge Auto Body is in plain site.

Ms. Peabody stated that a two feet difference in the height of the fence would not make a significant difference.

Motion: Made by Mr. Cunniff to close the Public Hearing.
2nd: Mr. McSweeney

Discussion: None

Vote: 6 – 0

The Board stated that approval would be based on 14 conditions.

Ms. Bubon stated that the three added are:

1. The stockade fence shall be continued on the north side of the property to a distance of 40' to shield the car storage area delineated on the plan (to the end of parking space 16).
2. The gate for the stockade fence shall be consistent with the cedar fence materials
3. Seven (7) 2" caliper maple trees shall be planted along the rear perimeter of the property along the line of the erosion control barrier along the top of the existing slope.

Motion: Made by Mr. Blanchard to grant Site Plan Approval with 14 Conditions according to Revision #3 plans to Sturbridge Auto Body to allow the demolition of structures that were destroyed during the June 1st storm and the construction of a new main building and equipment building and related site improvements for the property located at 227 Main Street.

2nd: Ms. Peabody

Discussion: The Board asked the applicant if they had a problem with the hours of 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 State Holidays.

The applicant did not have a problem with the construction hours.

Vote: 6 – 0

Mr. Jalbert stated that he wanted to thank Ms. Bubon for all her work with the applicant to get this project approved.

Ms. Bubon thanked the applicant for their cooperation.

REVIEW COMMERCIAL TOURIST DISTRICT IMPLEMENTATION WORKING GROUP TASKS DRAFT FOR ACCEPTANCE

Ms. Bubon stated that when referring to the Commercial Tourist District Implementation as it relates to streetscape improvements we are considering the area from intersection of Route 148 and Route 20 to the intersection of New Boston Road with Route 20.

Recommendations of the Master Plan will also be reviewed and considered as part for inclusion in the Scope of Services to be developed.

The "Working Group Guidelines" were given to the Board and Ms. Bubon stated that once accepted she would suggest that each working group schedule a meeting to begin the work outlined in the goals. When a date has been established the Planning Department will be

available to post that meeting. Ms. Bubon stated that she will be available to meet with the groups as needed throughout this project.

Motion: Made by Mr. McSweeney to adopt the Commercial Tourist District Implementation Working Group Tasks
2nd: Mr. Chamberland
Discussion: None
Vote: 6 – 0

OLD BUSINESS/NEW BUSINESS

Ms. Bubon stated that CMRPC stated that we can have a second Planning Board delegate due to an increase in population.

Motion: Made by Ms. Dumas to nominate Mr. McSweeney as a second delegate from the Planning Board to CMRPC.
2nd: Ms. Peabody
Discussion: None
Vote: 6 – 0

Mr. Chamberland stated that Tractor Supply has painted over some of the handicap parking spaces.

Ms. Bubon said she will look into Tractor Supply parking issue.

Ms. Dumas questioned the sign at the corner of Route 20 and Holland Road.

Ms. Bubon stated that the sign is a marketing tool for the Millyard for mixed use.

NEXT MEETING

August 23, 2011

On a motion made by Mr. Blanchard, seconded by Mr. Cunniff and voted 6-0 the meeting adjourned at 8:00 PM.