

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, SEPTEMBER 13, 2011**

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

Present: Charlie Blanchard (arrived @ 7:40 PM)
Russell Chamberland
James Cunniff
Brian McSweeney
Ginger Peabody
Sandra Gibson-Quigley, Chair

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

Absent: Penny Dumas

APPROVAL OF MINUTES

Motion: Made by Mr.Cunniff to accept the minutes of August 23, 2011.
2nd: Chamberland
Discussion: None
Vote: 5 - 0

ANR – 23 HALL ROAD – ROBERT B. STRAUS, TRUSTEE

Materials Presented:

Application for Endorsement of Plan believed Not to Require Approval for 23 Hall Road received September 7, 2011

Plan of land – 20 Hall Road, Sturbridge MA – prepared by Waterman Design Associates, Inc. 31 East Main Street, Westborough MA 01581 – dated 09/07/11 – received September 7, 2011

Mr. Belec of Waterman Design spoke on behalf of the applicant. Mr. Belec stated that this plan has been presented to show the division of the entire tract so that the existing home is contained on Lot 1 containing 6.43 acres and the remaining land consisting of 17.0 acres. Lot 1 contains 1,082.78' of frontage and the remaining land contains 2028.07' of frontage.

Ms. Bubon stated that she recommends that the Board approve and endorse the plan since it meets all the requirements.

Motion: Made by Mr. McSweeney to approve and endorse the plan at 20 Hall Road for Robert B. Straus, Trustee
2nd: Mr. Chamberland
Discussion: None
Vote: 5 – 0

The Board signed the plan.

JONATHAN CHURCH – CMRPC – OVERVIEW OF CONCEPTUAL PLAN FOR THE COMMERCIAL TOURIST DISTRICT

Mr. Church from CMRPC presented a review of the conceptual plan that showed the recommendations of the Commercial Tourist District and the Master Plan. Mr. Church stated that this conceptual plan will help provide the framework for drafting a Scope of Services for design work that will be the next phase in implementation of this plan. The plan will be done in phases and will take time.

The Board thanked Mr. Church for a well done presentation.

Ms. Bubon stated that Mr. Suhoski would like to set up a walk through the district with members of the BOS and Planning Board along with Mr. Church and Ms. Bubon.

SITE PLAN MODIFICATION – NEW LOCATION AND DESIGN FOR “VETERANS HONOR ROLL” LOCATED AT 308 MAIN STREET.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that original Site Plan Approval dated April 14, 2009, had the monument on the westerly side of the property. The modification shows it to be centered in front of Town Hall.

Mr. Briere of 50 Arnold Road stated that the spot in front of the Town Hall is very historic and read an article from the Southbridge Evening News dated November 15, 1943. He stated that the citizens of Sturbridge gathered at that spot for patriotic assemblies since the Revolutionary War.

Mr. Blanchard stated that hallowed ground mentioned in the article referred to the Town Common as a whole, not specifically the spot in front of the Town Hall. As example, the ceremony with the Revolutionary War Veterans during General Lafayette’s 1824 visit cited in the article took place along the Common from Charlton Street to the Publick House as described in great detail in a book I (Mr. Blanchard) owns that was published just after Lafayette’s historic visit to the United States.

Motion: Made by Mr. Blanchard to approve the modification of Site Plan Approval to allow the Veteran’s Honor Roll in location as shown on the plan entitled “Veterans Honor Roll” – dated 7/25/2011 and prepared by Bertin Engineering – 39 Elm Street, Southbridge MA

2nd: Mr. McSweeney

Discussion: Ms. Peabody stated that in the approved Site Plan from April 14, 2009, the monument was to be placed on the west side of the property so, it would not block the view of the renovated Town Hall. Ms. Peabody stated that she is not in favor of having the monument in front of Town Hall and it's not because she is not patriotic. It's because the view of the front of Town Hall will be hindered.

Ms. Desy of 14 Camp Road stated that the flyer she handed out shows no obstruction to the front of Town Hall.

Mr. Creamer of 359 Leadmine Road read Chapter 25.01 Purpose and Intent and Administration of Site Plan Review from the Sturbridge Zoning Bylaws.

Ms. Gibson-Quigley stated that the Planning Board is observing the purpose and intent of Site Plan review, which also followed in the approval of the original Site Plan; and that the Planning Board was looking for clarification as to why the modification was being requested based on Site Plan criteria.

Ms. Bubon recommends that the Board approve the modification to the site plan.

Vote: 5 – 1 (Ms. Peabody)

QUARTERLY REPORT FROM PILOT TRAVEL CENTER – 400 ROUTE 15

Mr. Loin of Bertin Engineering and Mr. Cupp, representative of Pilot Travel spoke. Mr. Bertin stated that he received comments back from the Tree Warden in regards to the proposed landscaping modifications. They will be addressing these comments at the September 27th Planning Board meeting.

Mr. Loin stated that the new Stop sign and guardrail will be installed next week.

Mr. Cupp stated that the trash pick up will be better documented. He also stated that Pilot is going to hire an outside contractor for a major clean up of the property twice a year; in the spring after snow plowing and in the fall before the start of winter.

Mr. Loin stated that he and Mr. Cupp observed that traffic situation and decided that the problem is with the curb cut. The trucks back up because they cannot make the turns and allow for two way traffic.

The Board recommends the following:

- More monitoring of the traffic flow – AM and PM times
- Entrance being widened with center marking; plans to be presented on or before the next quarterly report
- A “Do not block the intersection” sign
- Review of auto traffic at the gas pumps; recommendations regarding improvements in that traffic flow

Planning Board Minutes of September 13, 2011

Mr. Loin stated that Pilot would appreciate a letter from the Planning Board supporting a curb cut from Mass Highway.

Ms. Bubon stated that a widening the entrance makes sense.

Ms. Bubon and the Board thanked Mr. Cupp for being present at the meeting.

TOWN PLANNER UPDATE

Correspondence from MassDOT to BOS regarding Project Review Committee Approval for resurfacing and related work on Route 49

Green Communities Update – DOER Energy Audits were conducted on 8/26/11 of the Library, Senior Center and DPW. It will take approximately 4 – 8 weeks to receive reports. Audits of the other buildings were not completed and the full audit of the Public Safety Building was not conducted. There had been a staff change at National Grid since these audits were arranged and the contractor said that he was not aware that the other buildings were being completed as part of this program. Mr. Suhoski is looking into this situation with National Grid since it was our understanding they were all to be completed. We will hold on the adoption of the Green Communities Action Plan by the BOS until we have a better understanding of the dates the audits will be completed. Since the Town has only one year to complete the actions listed from the date of adoption of the Plan, it makes sense to revise the Plan to reflect more accurate dates for completion of Tasks.

Community Development Advisory Committee – As the Board is aware we are working with PVPC on a Community Development Block Grant Application for the Sturbridge Retirement Cooperative. As part of this process, a Community Development Strategy Document needs to be prepared and adopted. The Town Administrator will be forming an ad-hoc group to work with us on this CD Strategy Document. At this point we envision this group being comprised of two members of the Planning Board, two members of the BOS and one member of the Master Plan Implementation Committee or the general public. At this time Ms. Bubon stated that she is requesting two members of the Planning Board volunteer for this task. Daytime availability will be helpful.

Ms. Peabody and Mr. Cunniff volunteered for this committee.

Motion: Made by Mr. Blanchard to appoint Ms. Peabody and Mr. Cunniff to the Community Development Advisory Committee.

2nd: Mr. McSweeney

Discussion: None

Vote: 6 – 0

Ms. Peabody and Mr. Cunniff accepted.

Subdivision Updates

- Allen Homestead – According to Lou Mountzoures, five lots remain – start building again – detention basin will be completed at the same time
- Estates at Sturbridge Farms – National Grid has requested a letter indicating that the Planning Board has approved the street light locations and type and the town intends to accept the infrastructure including street lights (subject to Town Meeting approval). Ms. Bubon provided the letter on September 8th with a copy of the plan. This will allow National Grid to schedule this work. Ms. Bubon stated that she and Mr. Morse and Mr. Jalbert scheduled a walk through the subdivision to create a “punch list” of outstanding items needing completion to acceptance by the Town of Sturbridge
- The Highlands and Sanctuary – have been completed and National Grid has requested a letter indicating that the Planning Board has approved the street light locations and type and that the town intends to accept the infrastructure including street lights (subject to Town Meeting approval). Ms. Bubon provided this letter on September 9th and copy of the plan.
- Other outstanding subdivisions include:
 - Draper Woods
 - Whittemore Woods
 - Estates North
 - Laurel Woods – time has lapsed – need new approvals

Email from Town Administrator – Special Town Meeting – November 7, 2011 – articles due Friday, September 16, 2011

Adoption of Stretch Code
Revisions of language of Design Review to the bylaws

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

September 27, 2011

On a motion made by Mr. Cunniff, seconded by Ms. Peabody and voted 6 – 0 the meeting adjourned at 8:55 PM.