

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, NOVEMBER 22, 2011**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 4:00 PM. On a roll call by Ms. Dumas the following members were present:

Present: Charlie Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Ginger Peabody
Sandra Gibson-Quigley, Chair

Also Present: Jean M. Bubon, Town Planner

Absent: Brian McSweeney

Also Absent: Diane Trapasso, Administrative Assistant

APPROVAL OF MINUTES

Motion: Made by Ms. Peabody to accept the amended minutes of October 25, 2011.
2nd: Mr. Chamberland
Discussion: None
Vote: 5 – 0 – 1 (Mr. Blanchard)

THE SANCTUARY LOT RELEASE

Mr. Thomas Moss was present to discuss his Lot Release request with the Board. Ms. Bubon explained that Mr. Moss has requested that Lot 23 at the Highlands be released in exchange for Lot 9 which would be held by a new Covenant. The only work remaining is the installation of lights by National Grid and she has been contacted by National Grid and provided the appropriate documentation so that the lights could be installed. She noted that the assessed value of Lot 9 is \$88,400 and the assessed value of Lot 23 is \$87,800 and that she had no concerns with the request.

Mr. Michael Leo, a resident of the Highlands Subdivision (18 Hunter Lane) stated that he did not know if he had come to an appropriate meeting to discuss his concerns but he was concerned with plowing of the subdivisions by Mr. Moss. He stated that the October storm left them without plowed roadways until late Sunday afternoon. He wondered what he needed to do to rectify this situation. It was explained to Mr. Leo that it is the Developers responsibility for plowing private subdivisions and that he would need to take this up with Mr. Moss. Ms. Gibson Quigley asked Mr. Moss if he could respond to the concerns. Mr.

Moss stated that the October storm was an unusual event and that his plow operator could not get to Sturbridge from Warren for some period of time due to so many downed trees. Ms. Gibson Quigley asked Mr. Moss to try to make sure that resident concerns are addressed regarding plowing and to try to get National Grid to complete the work as soon as possible to get ready for Town Meeting. Ms. Dumas suggested Mr. Moss have a back up operator in the event of unforeseen situations. Mr. Blanchard reminded Mr. Moss that the deadline for Town Meeting warrant articles was in March.

Motion: Made by Mr. Blanchard to release Lot 23 in exchange for Lot 9.
2nd: Mr. Cunniff
Discussion: None
Vote: 6-0

TOWN PLANNER UPDATE

- Commercial Tourist District Scope of Services – Ms. Bubon indicated that she met with Jonathan Church on the 16th to work on the Scope of Services for design work that will be the next phase in implementation of this plan. This document is nearly complete and she will be requesting to meet with Shaun Suhoski for his input in the near future. She advised the Board that she will be requesting an amount of money to fund this work both through the regular budget and Betterment; she is hoping to obtain a rough estimate for the work from VHB since they are familiar with both plans.
- Clothing Bins – Ms. Bubon indicated that she noticed an item on the minutes of the last meeting regarding clothing bins. She advised that Board that she did receive a request from Mr. Suhoski on June 1st that she work with the Building Inspector to draft a bylaw and to provide that back to him. As per that request, she did provide a Draft Bylaw to Mr. Suhoski on July 20, 2011 (the delay was due to all the work created by the tornado). She provided the draft to the Board. Board members would like Ms. Bubon to find out the status of this draft from Mr. Suhoski and they would also like the opportunity to provide input at the next Planning Board meeting.
- Ms. Bubon indicated the need to get the Sub-Committees back on track if the plan is to have items ready for the Annual Town Meeting (deadline of April 15th).
- Community Development Advisory Committee – Ms. Bubon updated the Board on the work with PVPC on the Community Development Block Grant Application for the Sturbridge Retirement Cooperative. She indicated that the Community Development Strategy has been adopted by the Board of Selectmen and the Public Hearing will be held on Monday, November 28th at 6:30 p.m. She encouraged any available members to attend. Mr. Cunniff and Ms. Peabody serve on the sub-committee and also reiterated how important public participation is to this process.

- The Recreational Trails Master Plan Meeting will be held Tuesday, November 29th at 6:30 pm. Ms. Bubon encouraged available members to attend.
- Next Meeting Date - 12/13 – Burgess School – modification of approved site plan for the ball fields and storage building.

OLD BUSINESS/NEW BUSINESS

Ms. Gibson-Quigley advised the Board that the Master Plan Implementation Committee held its first meeting and plans to begin to roll out the Master Plan to other Boards and Committees after the holidays.

Ms. Peabody asked if the Planning Board ever re-visited a site plan. She was specifically concerned about the Stop Signs at the Center at Hobbs Brook. After discussion it was determined that a Stop Sign may be missing at the intersection nearest Walmart. Ms. Bubon will pull the plans and review the Stop Signs on site. Ms. Dumas noted there are still missing trees on site as well.

NEXT MEETING

December 13, 2011

On a motion made by Mr. Chamberland, seconded by Ms. Peabody and voted 6– 0 the meeting adjourned at 4:45 PM.