

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 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 @ 6:50 PM)
Russell Chamberland
James Cunniff
Ginger Peabody
Brian McSweeney
Sandra Gibson-Quigley, Chair

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

Absent: Penny Dumas

APPROVAL OF MINUTES

Motion: Made by Ms. Peabody to accept the minutes of November 22, 2011.
2nd: Mr. Chamberland
Discussion: None
Vote: 4 – 0 – 1 (Mr. McSweeney)

**MODIFICATION OF SITE PLAN APPROVAL – BURGESS SCHOOL –
MODIFICATION OF UTILITY BUILDING AND BALLFIELD
CONFIGURATION.**

Materials presented:

Plans for Burgess Elementary School – Additions & Renovations – Field Revisions – dated 10/12/2011

Arial photo of the Burgess School & Fields – received 12/13/2011

Mr. Wells of The Berkshire Group spoke on behalf of the applicant. Mr. Wells stated that the modification of the upper fields and the installation of the storage building had been discussed with the Board in the past. This modification will result in the loss of five parking spaces and white pines that were to be installed around the perimeter of the site. The loss of the parking spaces is not a concern since the site will contain 251 parking spaces when completed and there are currently 202 on site.

Mr. Wells stated that the fields will be multi use, no lighting proposed and there will be an irrigation system for the fields.

The Board had the following concerns and questions:

- The work on the southern side of the lot will require a new public hearing since the parking lot improvements were not part of the original design and represent a significant plan change.
- The Board would like the installation of a 4' high chain link fence at the perimeter of the upper field
- The Board recommends that arborvitae, white pines and spruce be installed around the building to soften and shield the building from the abutting properties.
- Will there be lights on the building – Mr. Wells stated that there will be just the parking lot lights
- For safety reasons, the Board recommends that the upper field parking lot around the perimeter have a gate or bollards for emergency vehicles.

Motion: Made by Mr. Chamberland to accept the site plan modification for the upper field improvements with the following conditions:

1. The row of arborvitae shall be extended behind the storage building
2. The School Building Committee shall consider the installation of a 4' high chain link fence on the southern side of the field.
3. The School Building Committee shall consider the installation of gates and/or bollards at the field openings.

2nd: Mr. McSweeney

Discussion: None

Vote: 6 – 0

TOWN PLANNER UPDATE

Clothing Bins – Mr. Suhoski provided a draft bylaw to Town Counsel for review.

- Item B – required should be added
- Item C – how many to per group – how many receptacles – put a maximum

Proposed Amendments to the Subdivision Regulations – revisions are provided – the Board needs to review for comments

CMRPC 2011 Traffic Volume Summary

OLD BUSINESS/NEW BUSINESS

Mr. Cunniff made a comment that Sturbridge Service Center lighting is shining onto Route 131.

Enrico's - starting the expansion

Subcommittees will meet January 10, 2012

Meeting Dates:

January 10th & 24th

February 14th & 28th

March 13th & 27th

April 10th & 24

May 8th & 22nd

NEXT MEETING

January 10, 2012

On a motion made by Ms. Peabody, seconded by Mr. Cunniff and voted 6 – 0, the meeting adjourned at 7:35