

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, APRIL 24, 2012**

Ms. Gibson-Quigley 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:** Charlie Blanchard  
Russell Chamberland  
James Cunniff  
Penny Dumas  
Brian McSweeney  
Sandra Gibson-Quigley, Chair

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

**Absent:** Ginger Peabody

Ms. Gibson-Quigley opened the meeting and read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to accept the minutes of April 10, 2012.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 5 – 0 – 1(Mr. Blanchard)

**TOWN PLANNER UPDATE**

Ms. Bubon stated that the list before you is a list of properties to be auctioned by the Town which were foreclosed by the Town for non-payment of real estate taxes.

Ms. Bubon stated that on the list of Vacant Land, the Board should consider retaining the property of 45 Champeaux Road, 234 Walker Road and 236 Walker Road. Retaining these properties would enhance the goals in the Open Space Plan.

**Motion:** Made by Mr. Cunniff to send a letter to Mr. Suhoski, Town Administrator to retain the properties of 45 Champeaux Road, 234 Walker Road and 236 Walker Road in order to further enhance the goals of the Open Space Committee.  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 6 - 0

**SITE PLAN APPROVAL – MATTHEW ROUSSEAU IS REQUESTING SITE PLAN APPROVAL FOR TWO PROPOSED ADDITIONS TO THE EXISTING BUILDING AND RELATED SITE IMPROVEMENTS. THE PROPOSED USE FOR BOTH WILL BE PROFESSIONAL OFFICES. THE PROPERTY IS LOCATED AT 49 MAIN STREET.**

**Materials presented:**

Application for Site Plan Approval – Matthew S. Rousseau – received 3/19/2012

Proposed Site Plan for Matthew S. Rousseau 49 Main Street – prepared by Bertin Engineering, 39 Elm Street, Southbridge MA 01550 – plan date 2/29/2012 – project # 11-711 – received 3/19/2012

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley read the following department memos:

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

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that this proposal is for two separate building additions to the existing building. The proposed use for both will be professional offices. The two additions will flank both ends of the existing building. The design of both additions will match the existing character of the existing building.

Mr. Loin also stated that this proposal actually reduces impervious surface area on site. One curb cut will be closed off, this curb cut was chosen because of the location with Fiske Hill Road intersection. Crossing three lanes was a safety concern.

The Board had the following concerns and questions:

- How is the lighting – Mr. Loin stated that the lighting will shine on the building
- Landscaping is a major concern – the Board would like to see street trees – interior landscaping – according to the Master Plan and Zoning Bylaws – working with the Town and MASSDOT – beautification of the Rout 131 and 20 – Mr. Loin stated that he and Ms. Bubon are in contact with MASSDOT and Ms. Bubon and Mr. Suhoski are trying to set up a meeting with MASSDOT to discuss landscaping
- What are the elevations of the building with the gable peaks – Mr. Loin stated that he will have them on the plans for the next meeting
- Parking – question the number of spaces and in front of the dumpster – Ms. Bubon stated that the parking still needs to be discussed and calculated

- Sewer flowage – Mr. Loin stated that there is enough – The Board would like to see written verification of these calculations.

Ms. Goodwin of 19 Orchard Road questioned that square footage of the building and would like to see more landscaping

Mr. Loin stated that the right side addition will be 1500 sq. ft. and the left side addition will be 1420 sq.ft.

**Motion:** Made by Ms. Dumas to continue the Public Hearing for Site Plan Approval for Matthew Rousseau at 49 Main Street to May 8, 2012 @ 6:35 PM

**2<sup>nd</sup>:** Mr. McSweeney

**Discussion:** None

**Vote:** 6 - 0

**SITE PLAN APPROVAL – 179 MAIN, LLC IS REQUESTING SITE PLAN APPROVAL FOR THE PROPOSED SITE TO BE REDEVELOPED INTO A MIXED-USE FACILITY. APPROVAL IS REQUESTED FOR A BUILDING ADDITION, FAÇADE IMPROVEMENTS AND RELATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED AT 179 MAIN STREET.**

**Materials Presented:**

Application for Site Plan Approval – 179 Main, LLC – received 3/19/2012

Proposed Site Plan for 179 Main, LLC – prepared by Bertin Engineering, 39 Elm Street, Southbridge MA - dated 3/2/2012 – project # 12-627 – received 3/19/2012

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley read the following department memos:

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

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that the site is proposed to be re-developed into a mixed use facility. A small restaurant is being proposed along with retail and office space. The entire façade of the building will be renovated to fit the character of Sturbridge.

The Board had the following questions and concerns:

- Walk ways throughout the parking lot – Mr. Loin stated will look into
- Signage – directional signage for parking and building occupants
- Lighting – sufficient with what is current

- Elevations for all sides of the building – Mr. Loin stated that he will have them on the plans for the May 22<sup>nd</sup> meeting.
- Landscaping – more streetscape according to the Master Plan – Mr. Loin stated that he will revise the landscaping plan
- Parking – with no interior access - which needs to be clear to users – especially handicapped – Mr. Loin stated that each section will have their own access for handicap – there is no internal access to different levels

Ms. Goodwin of 19 Orchard Road asked how far is Blueberry Lane, which abuts the property.

Mr. Loin stated that the area is heavily wooded and cannot see the parking lot especially in summer.

**Motion:** Made by Mr. McSweeney to continue the Public Hearing for Site Plan Approval for 179Main, LLC at 179 Main Street to May 22, 2012 at 6:35 PM.  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 6 – 0

**STEVEN AND JULIE VENINCASA – REQUEST RELEASE OF LOT 9 AT THE HIGHLANDS IN EXCHANGE FOR CASH BOND TO COVER THE COST OF INSTALLATION OF THE FIVE STREET LIGHTS.**

Both Steve and Julie Venincasa thanked Ms. Bubon for all her professional help with this project.

Mr. Venincasa stated that all the items on the punch list are complete except the street lights being installed. They are waiting for National Grid to install them.

Ms. Bubon stated that Mr. Venincasa is requesting that Lot 9 be released in exchange for a cash bond being posted to cover the cost of the five street lights to be installed by National Grid.

Mr. Venincasa presented to the Board a check for \$10,000.00 to secure the following final elements of construction of the ways and municipal services serving the subdivision

- Completion of the items listed on the document entitled “Petition to the BOS for the Layout and Acceptance of a Way” voted and endorsed by the Planning Board at its meeting April 10, 2012
- Installation of the street lights referenced in the “Petition to the BOS for the Layout and Acceptance of a Way” voted and endorsed by the Planning Board at its meeting of April 10, 2012 shall be in accordance with the approved subdivision plan.

**Motion:** Made by Mr. McSweeney to release Lot 9 at the Highlands in exchange for cash bond in the amount of \$10,000.00 to cover the cost of installation of the five street lights.

**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 - 0

**OLD BUSINESS/NEW BUSINESS**

None

**NEXT MEETING**

Next meeting date is May 8, 2012.

On a motion made by Mr. Cunniff and seconded by Ms. Dumas and voted 6 – 0, the meeting adjourned at 8:15PM.