

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, SEPTEMBER 25, 2012**

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  
Russell Chamberland  
James Cunniff  
Heather Hart  
Susan Waters  
Sandra Gibson-Quigley, Chair

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

**Absent:** Penny Dumas

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

Ms. Gibson-Quigley welcomed new member Ms. Waters to the Board.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to accept the amended minutes of August 28, 2012.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 4 – 0 – 2 (Mr. Blanchard & Ms. Waters)

**Motion:** Made by Mr. Blanchard to accept the minutes of September 11, 2012.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 5 – 0 – 1 (Ms. Waters)

Ms. Gibson-Quigley gave an explanation of an ANR for the benefit of the new members on the Board and for the public viewing the meeting.

**ANR – MICHAEL F. & JANICE SCHEFFLER – 56 SOUTH ROAD**

**Materials presented:**

Form A – Application for Endorsement of Approval Not Required Plan – Michael F. & Janice M. Scheffler – 56 South Road – received 9/18/2012

Lot Division Plan of Land in Sturbridge MA – prepared for Michael F. Scheffler & Janice M. Scheffler – prepared by Roger Woods & Co. – 1415 Park Street, Palmer, MA – dated 9/12/2012 – drawing # D-224

Mr. Scheffler, owner of the property, stated that he is sub dividing the property to give his daughter and son-in-law 4.27 acres to build a home on.

Ms. Bubon stated that the plan shows the division of a larger parcel into Lot 1 and the remaining land. Both the lot and the remaining land exceed the dimensional requirements. Also, this land is in Chapter Land but since it is being transferred to Mr. Scheffler's daughter the right of first refusal process does not apply. A new Chapter Land filing will need to be completed with the Assessor's Office.

Ms. Bubon recommends the Board endorse the plan since it meets the requirements.

**Motion:** Made by Mr. Chamberland to endorse the plan of Michael F. & Janice M. Scheffler – 56 South Road,  
**2<sup>nd</sup>:** Ms. Hart  
**Discussion:** None  
**Vote:** 6 – 0

The Board signed the plan.

#### **ANR – DANIEL G. JR. & SHANNON M. ST. ONGE – MT. DAN ROAD**

##### **Materials presented:**

Form A – Application for Endorsement of Approval Not Required Plan – Daniel G. Jr. & Shannon M. St. Onge – dated 9/19/2012

Ms. Bubon stated that the applicant has purchased land from an abutter and this plan shows the consolidation of the two parcels of land into one parcel. The remaining land exceeds the zoning requirements of the Town.

Ms. Bubon recommends the Board endorse the plan since it meets the requirements.

**Motion:** Made by Mr. Chamberland to endorse the plan of Daniel G. & Shannon M. St. Onge – 62 Mt. Dan Road.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 - 0

#### **ANR – DAVID J. KAITBENSKI – 3 KAITBENSKI DRIVE**

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the purpose of this plan is to create Lot 1-A which will be comprised of Parcel A and Parcel

B as shown on the plan. Parcel A is noted “not a buildable lot” and will be conveyed from Mr. Arcoite to Mr. Kaitbenski to form Lot 1-A. This transfer does not impact frontage and the remaining land of Mr. Kaitbenski exceeds the zoning requirements of the Town.

Ms. Bubon recommends that the Board endorse the plan.

**Motion:** Made by Mr. Chamberland to endorse the plan of David J. Kaitbenski – 3  
Kaitbenski Drive,  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 6 - 0

### **STURBRIDGE AUTO – 227 MAIN STREET – DISCUSS LANDSCAPE PLANS**

Mr. Montigny of Montigny Landscaping spoke on behalf of the applicant. Mr. Montigny stated that there was a minor reduction in bed size for the plant bed directly located nearest the road. The reduction occurred due to lack of sufficient plant materials to fill that bed adequately enough. The plants that were selected in that area were spread as far as aesthetically possible in order to cover as much area, but to also minimize the appearance of being spread too thin.

Mr. Montigny stated that one plant bed that was located next to the front entry door on the plan was eliminated at his discretion due to the high probability of the door, as it would normally function, damaging any installed plant materials in that location.

Ms. Bubon stated that the landscaped island in the front is a bit narrower than what was approved; however, all plants called for on the plan have been installed in the landscaped island. Ms. Bubon stated that she has no concerns since all of the plant material have been installed; the island could be widened the 18”, but it would only add a larger mulched area, which may create a larger weed are in the future.

Ms. Bubon also stated that she and Mr. T. Chamberland approved the changes to the landscape plan.

Ms. Gibson-Quigley stated that the level of this change in the landscape plan does not require a public meeting. Changes to the landscape plan, only requires the approval of the town Planner and Tree Warden.

The Board had the following comments, concern and questions:

- When a design gets approval – then , why is it okay to approve the modifications – Ms. Gibson-Quigley stated that once a project starts because of timing, availability of certain species there is a change – that is why the changes are reflected in the as-builts which are the final product
- The site is a huge improvement from before – good job to the owner and to Mr. Montigny

**Motion:** Made by Mr. Blanchard to accept the changes to the landscape plan presented by Mr. Montigny of Montigny Landscaping.

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

**Discussion:** None

**Vote:** 5 – 1 (Ms. Hart)

### **TOWN PLANNER UPDATE**

179 Main Street – Several plant material changes were approved by the Tree Warden for this site. Mr. T. Chamberland's only question was the salt tolerance on the Rosa "Knock Out". If these plants do not survive, they will have to replace all plant materials that do not survive.

Sturbridge Tourist Association- An email from Mr. Suhoski stating that there is an opening on the Sturbridge Tourist Association and it may be filled by a Planning Board member or a member of the Finance Committee or Recreation Committee. There was no interest from the Planning Board.

Yervant Realty (419 Main Street) - Due to final locations of the entryways to this building a change is required for the handicap parking areas. The plan now will be to divide the two spaces to allow sufficient room for van accessibility. This will actually add more green area to the front of the property as one space will be moved further away from the building. The site will not be negatively impacted by this change and it will provide greater accessibility for the building. Ms. Bubon asked that the final layout be reflected in the as-built plan.

Whittemore Woods – All property owners on Turner Lane have signed the authorization to enter the property and complete work on the subdivision. Ms. Bubon is still waiting for Mr. Swiacki to endorse the agreement. Mr. Swiacki had indicated that he has now sent this to his Attorney for review.

Letter from Mr. Suhoski, Town Administrator/Interim Zoning Enforcement Officer – Re: Town of Sturbridge Sign Bylaw Compliance – Businesses in violation

The Permit Extension Act – Updated August 8, 2012 – the act automatically extends Permits for four years beyond its otherwise applicable expiration date

### **OLD BUSINESS/NEW BUSINESS**

Ms. Gibson-Quigley stated that there are more clothing bins at the Center at Hobbs Brook.

Ms. Gibson-Quigley stated that the Blackington Building, striping for parking in front of the building is not done and no sign for parking across the street, yet.

Open House at Burgess School is Sunday, September 30, 2012 at 1:00 PM

### **NEXT MEETING**

Next meeting date is October 9, 2012.

On a motion made by Mr. Chamberland and seconded by Mr. Cunniff and voted 6 – 0, the meeting adjourned at 7:45 PM.