

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, OCTOBER 9, 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
Heather Hart
Susan Waters
Sandra Gibson-Quigley, Chair

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

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of September 25, 2012.
2nd: Mr. Blanchard
Discussion: None
Vote: 6 – 0 – 1 (Ms. Dumas)

ANR – SHERRY BOULETTE – 120 RIVER ROAD

Materials presented:

Form A – Application for Endorsement of Approval Not Required Plan – Sherry Boulette –
120 River Road – dated 9/25/2012

Plan of Land – 120 – 122 River Rd. Sturbridge MA - Applicant(s)/Owner(s) – Sherry
Boulette & Larry Hardy/Suzanne Bouvier – 120 – 122 River Rd. Sturbridge MA - plan date
8/4/11 – job # 4697 – DWG # 4453

Ms. Boulette of 120 River Road was present.

Ms. Bubon spoke on behalf of the applicant. Ms. Bubon stated that the purpose of the plan is to correct lot lines and to provide an access easement for the Boulette driveway.
Approximately two years ago it was determined that the homes were not placed on the lots as originally believed creating issues with regards to setback and septic placement and

driveway access. The property owners have worked together and agreed to a land swap and the provision of an access easement for the Boulette property.

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

Motion: Made by Mr. Cunniff to endorse the plan
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

Ms. Dumas, Clerk, signed the plan.

TOWN PLANNER UPDATE

179 Main Street – Ms. Bubon stated that there were several changes to the façade of the building that were not approved by the DRC prior to construction. The engineer had met with DRC on September 18th to review all of the changes to color and material types. An updated plan is being provided to the DRC per its decision at the meeting on September 18, 2012. At this time, Ms. Bubon is not aware of any site plan deviations, but an as-built is required to be submitted for the site once completed.

The Board agreed that the engineer for this project should have known to bring these changes to the DRC before they were implemented.

Whittemore Woods – Ms. Bubon stated that Mr. Swiacki has endorsed the agreement. The Board will need to sign three originals and then Ms. Bubon will send the agreement to the bank with a letter asking for the release of Surety funds. If all goes well the Town will final pave this fall and finish the remaining items in the spring.

The Board signed all three originals of the agreement.

Regep Lane – Ms. Bubon stated that the Certificates of Compliance have been issued for the private lots within this development and Mr. Jalbert is asking that this item be once again be placed on a Town Meeting Warrant for acceptance.

Motion: Made by Mr. Chamberland to ask the Selectmen to take the appropriate steps to lay out Regep Lane and place the item on the next available Town Meeting warrant for acceptance.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0 -1 (Mr. Blanchard)

Blackington Building – Ms. Bubon stated that she has contacted Mr. MacConnell and discussed parking space striping and signage for the Blackington Building with him. At this time the signs have been ordered and Mr. MacConnell has contacted MassDOT to discuss

the striping but is waiting for a response. The berms have been ordered for the parking lot and should be installed soon.

Collection Bins – Ms. Bubon stated that she has advised Mr. Suhoski, Acting ZEO that the Board is concerned with the number of collection bins appearing in Town since the general bylaw proposal failed at Town Meeting. As of now there is nothing that prevents the installation of these bins at this time. These bins cannot be installed in parking spaces as it is a violation of an approved site plan. Mr. Suhoski is therefore contacting the Center at Hobbs Brook to ask that the bins be removed (with the exception of the AFAB bins that were approved previously) from the parking spaces.

CT District RFP – Ms. Bubon stated that she worked with Mr. Suhoski to finalize the RFP work on the CT District Conceptual Plan. Mr. Suhoski will be posting the RFP in the Goods and Services Register and the deadline for submittals will be November 20th. We will then select finalists and the Planning Board will conduct interviews with final selection to be made by December 31, 2012. Ms. Bubon stated that she posted the RFP on the Planner list server, also.

Telecommunications Bylaw RFP – Ms. Bubon stated that she is working on finalizing her work on this RFP for review and approval by Mr. Suhoski for posting.

Corner of New Boston Sub-Committee – Ms. Bubon stated that this committee has met twice and is scheduled to meet again on October 12, 2012 at 2:30 PM.

Sign Sub-Committee – Ms. Bubon stated that she is still working on this bylaw and will meet with this sub-committee again to review.

CT District Sub-Committees – Ms. Bubon stated that she is putting together meeting notes from the last two sub-committee sessions in the hopes of getting each group together for a brief meeting to finalize and approve meeting notes and forward some issues to the Town Administrator and the BOS for consideration.

Brush It Off – Ms. Bubon stated that this is a new business opening in November at 559 Main Street, the Millyard – They will offer painting lesson sessions, and offer wine and malt beverages and pre-packaged snacks.

OLD BUSINESS/NEW BUSINESS

The Board agrees that a general bylaw needs to be written for collections bins in order to have some control on where they can be placed.

Round-Abouts, how they can work, an article about them in Sunday's Telegram and Gazette

NEXT MEETING

Next meeting date is October 23, 2012 – Re-organization of the Board

On a motion made by Mr. Cunniff and seconded by Ms. Hart and voted 7 – 0, the meeting adjourned at 7:10 PM.