

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 11, 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
Susan Waters
Sandra Gibson-Quigley, Chair

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

Absent: Heather Hart

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

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to accept minutes of November 27, 2012.
2nd: Ms. Waters
Discussion: None
Vote: 6 – 0

Ms. Gibson-Quigley gave an explanation of an ANR for the benefit for the public who were attending because of their interest in the potential use of the lots for Solar Farms. She stated that this is only an ANR before the Board and that is the only matter to endorse. If time permits Ms. Meunier, representing residents' concerns regarding solar farms, may speak before the interviews with the consultants.

ANR – FISKE HILL ROAD/OLD FARM ROAD – CARISBROOKE HOLDINGS, LLC

Materials presented:

Application for Endorsement of Plan Believed Not To Require Approval for Spencer Solar, LLC – Fiske Hill Road – received 11/30/2012

Plan of Land – Fiske Hill Road/Old Farm Road – prepared by Bertin Engineering – 39 Elm Street, Southbridge MA – received 11/30/2012

Planning Board Minutes of December 11, 2012

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that the purpose of the plan is to combine four parcels of land owned by Spencer Solar to form one contiguous lot containing 52.2262 acres. The plan has sufficient frontage as required by zoning bylaw.

Ms. Bubon stated that the plan meets the requirements and she recommends that the Board endorse the plan.

Motion: Made by Mr. Blanchard to endorse the plan for Carisbrooke Holdings, LLC – Spencer Solar, LLC – located at Fiske Hill Road & Old Farm Road.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

Ms. Dumas, the Clerk signed the plan.

ANR – ARIANA – SHEPARD ROAD

Materials presented:

Application for Endorsement of Plan Believed Not To Require Approval for Ariana Inc. – Shepard Road – received 12/5/2012

Perimeter Plan of Land in Sturbridge MA – surveyed for Ariana, Inc. – prepared by Para Land Surveying, Inc. – 349 Ashland Avenue, Southbridge MA

Mr. Para of Para Land Surveying, Inc. spoke on behalf of the applicant. Mr. Para stated that the plan is a perimeter plan, no property lines are changing as a result of this plan. The plan has sufficient frontage as required by the zoning bylaw.

Ms. Bubon stated that the plan meets the requirements and she recommends that the Board endorse the plan.

Motion: Made by Mr. Blanchard to endorse the plan for Ariana located at Shepard Road.

2nd: Mr. Cunniff

Discussion: None

Vote: 6 - 0

WAIVER OF SITE PLAN APPROVAL – KEVIN MACCONNELL/ BLACKINGTON, LLC IS REQUESTING APPROVAL TO ALLOW PINK HOUSE ANTIQUES TO OCCUPY ADDITIONAL SPACE ON THE FIRST FLOOR OF 572 MAIN STREET.

Materials presented:

Application for Waiver of Site Plan Approval for Kevin MacConnell/Blackington, LLC – received 11/21/2012

Mr. MacConnell, owner of the property spoke. Mr. MacConnell stated that he is requesting a Waiver of Site Plan to allow Pink House Antiques to occupy some additional space on the first floor of the building. Mr. MacConnell stated that parking has been delineated as required in the lot across the street and signs have been erected.

The Board had the following questions and concerns:

- Pink House Antiques – having their merchandise on the sidewalk – Mr. MacConnell stated that he has told them no merchandise on the sidewalk
- The old plan shows a restaurant – Mr. MacConnell stated that there will be no restaurant
- Waterline issues – Mr. MacConnell stated that a new six inch waterline is installed along with complete Fire suppression system

Motion: Made by Ms. Dumas to grant Waiver of Site Plan as requested by Blackington, LLC to allow Pink House Antiques to expand their operation on the first floor as proposed, pending appropriate inspections and occupancy permits being granted by the Building Inspector and Fire Department and pending a successful waterline pressure test with DPW.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

Ms Meunier of 73 Shepard Road stated the proposed Solar Farm project will be devastating to their neighbor and they are trying to regulate and protect the welfare of the public. Ms. Meunier stated that she is very thankful for the support of all officials.

CONSULTANTS INTERVIEWS FOR THE COMMERCIAL TOURIST REVITALIZATION PLAN

Howard/Stein-Hudson Associates, Inc. – Keri Pyke
Klopfer Martin Design Group – Landscape Architects
Dodson & Flinker – Visualization Specialists

Pare Corporation – John Shevlin
McCabe Enterprises – Kathleen McCabe
Shadley Associates, PC – Pamela Shadley
Paul Lukez Architectural – Chris Zarek

Vanasse Hangen Brustlin, - James Fasser
Geoffrey Morrison-Logan
Matthew Chase

Each consultant gave a ten minute presentation to the Board explaining the following:

- Explain your project
- Describe your team members
- How will the work be divided amongst members
- What will its interaction be with the Town of Sturbridge
- What sets you apart from other finalists

The Board had eight questions to ask each of the Consultants.

Each of the consultants made their presentations and answered all the questions from the Board.

Motion: Made by Ms. Dumas to select Pare Corporation and their team to be hire as the consultants for the Commercial Tourist Revitalization Plan.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Chamberland to authorize Ms. Bubon to work on executing a contract with Mr. Suhoski, Town Administrator

2nd: Ms. Dumas

Discussion: None

Vote: 6 – 0

The Board felt that each of the consultants did a great job with their presentations and felt Pare Corporation ranked the highest.

TOWN PLANNER UPDATE

Stop & Shop Supermarket, LLC – has begun reconstruction of the Bee Zee gas station on Charlton Road

Cumberland Farms – ZBA approval was granted for their project at 506 – 510 Main Street. They will file with the Planning Board in January

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

Planning Board Minutes of December 11, 2012

Next meeting date is December 27, 2012 at Town Hall – Solar Bylaw proposal

On a motion made by Mr. Blanchard and seconded by Ms. Dumas, and voted 6 – 0, the meeting adjourned at 9:45PM.