

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 12, 2013**

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 January 22, 2013
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

ANR – LLOYD W. & EILEEN H. POTE – 85 FISKE HILL ROAD

Materials presented:

ANR Plan Content & Submittal Checklist – Pote – 85 Fiske Hill Road

Application for Endorsement of Plan Believed Not to Require Approval – Pote – 85 Fiske Hill Road

ANR Plan of Land – Pote – 85 Fiske Hill Road

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that the plan shows the division of land into three lots that meet the requirements.

Ms. Bubon recommended that the Board endorse the plan.

The Board asked that the plan be identified as the Estate of Lloyd & Eileen Pote.

The Board endorsed the plan, unanimously.

Ms. Dumas, Clerk, signed the plan.

CONTINUATION OF THE PUBLIC HEARING – THAI ORCHID IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A BUILDING ADDITION AND PARKING LOT IMPROVEMENTS. THE PROPERTY IS LOCATED AT 505 MAIN STREET.

Materials presented:

Application for Waiver of Site Plan Approval – Son Vo – Sweet Kiwi – received 2/4/2013

Parking Layout Plan - Yin Yang Corporation – 440 Main Street – dated 2/3/2013 – project #13-3002 – prepared by Mark Santora P.E., Inc., 123 Old Westboro Road, N. Grafton MA

Plans for Son Hai Vo – dated 12/23/2012 – prepared by Carroll Design Studio – received 2/4/2013

Mr. Chamberland recused himself from this hearing.

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant and the American Legion have come to an agreement with the shared parking. The snow storage area has been moved from the parking spaces and is now located directly behind the building. Thai Orchid has been granted their Order of Conditions from the Conservation Commission.

Mr. T. Chamberland, representative of the American Legion, stated that the Legion and the Thai Orchid have signed a written agreement for the shared parking.

The Board still had concerns about having more trees on the site.

Mr. Jalbert and Mr. T. Chamberland agreed more trees would be more of a hindrance to the area.

Ms. Bubon stated that she recommends the Board approve the plan with conditions.

Motion: Made by Mr. Cunniff to close the Public Hearing.

2nd: Ms. Waters

Discussion: None

Vote: 6 – 0

Ms. Gibson-Quigley read the following thirteen conditions for approval:

1. The westerly property line shall be staked in the field and a construction fence shall be installed to make sure paving operations do not encroach on the neighboring property.
2. The sewer service lateral shall be reviewed by camera to see if the pipe is suitable for accepting the increased flow prior to the start of any work. A report documenting the results of this inspection shall be provided to the Planning Department and the DPW Director.
3. Grease trap piping will cross the water service. A concrete enclosure may need to be installed around the grease trap piping should the elevations found in the field dictate the line goes over/close to the waterline. If the grades work out so that the grease trap piping is under the water line concrete will not be needed.
4. An Operations and Maintenance (O & M) Plan will need to be in place for cleaning the grease trap.
5. All deliveries as well as the emptying of the dumpster must be scheduled to occur off hours since there is limited capacity for truck movement on site.
6. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
7. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
8. All other necessary permits must be obtained prior to the start of construction. If any required approvals are not obtained and the plans must be modified, the applicant shall present revised plans to the Board for review and approval.
9. The site shall be kept in a neat and orderly condition throughout the construction process.
10. Exterior construction shall only occur during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to Noon on Saturday. No exterior construction shall occur on Sundays or State Holidays.
11. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
12. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project. The list must be updated whenever necessary for the duration of the project.
13. Two copies of an as-built plan prepared by the Design Engineer shall be provided to the Planning Department prior to final occupancy being granted for the project.

Motion: Made by Mr. Blanchard to approve Site Plan for the Thai Orchid to construct a building addition and parking lot improvements at 505 Main Street with thirteen conditions listed above.

2nd: Ms. Waters.

Discussion: None

Vote: 6 – 0

Mr. Chamberland returned to the Board.

MASTER PLAN IMPLEMENTATION COMMITTEE REPORT TO THE PLANNING BOARD.

Ms. Gibson-Quigley, Chair of the MPIC, stated that the committee members met with their appropriate committees. Ms. Gibson-Quigley went through the report and progress made to date.

MEMBER DISCUSSION OF PLANNING BOARD REPRESENTATIVES TO THE COMMERCIAL TOURIST DISTRICT WORKING GROUP

Ms. Gibson-Quigley stated that she was upset with the BOS action at their meeting January 22, 2013 meeting for not ratifying Mr. Blanchard for the Commercial Tourist District Working Group that the Planning Board voted as their representative. Ms. Gibson-Quigley sent a letter to the BOS and went to their meeting protesting this action.

Mr. Chamberland stated that he stands by his vote for Mr. Blanchard who has the expertise and knowledge and will work for the best interest of the Town.

Mr. Cunniff stated that he is upset with the vote of the BOS also. He stated that the Charter states relatives are not issue on boards and there have been numerous occasions where family members have been on said boards or committees.

Mr. Blanchard stated that one of the reasons he was not voted was because of he is on other committees. Well, so is everyone else.

Ms. Gibson-Quigley stated that all members of the Planning Board are on other boards or committees.

Ms. Hart nominated Ms. Dumas, seconded by Mr. Cunniff. Ms. Dumas accepted.

Mr. Blanchard nominated Mr. Cunniff, Mr. Cunniff declined.

The vote for Ms. Dumas as the Planning Board representative to the Commercial District Tourist Working Group was 4 – 3 (Ms. Gibson-Quigley, Mr. Chamberland & Mr. Blanchard).

TOWN PLANNER UPDATE

Ariana – 99 Shepard Road – application for Site Plan has been withdrawn

Allen Homestead – A Certificate of Compliance has been issued by the Conservation Commission. Ms. Bubon has contacted Mr. Mountzores to advise him that the deadline for the Annual Town Meeting is fast approaching for petitioning street acceptance.

Sweet Kiwi – The property located at 440 Main Street will open as a frozen yogurt shop. They are currently working with Building Inspector and BOH and will need Design Review approval.

Famous Anitques Flea Market – The former Sugar & Spice location at 479 Main Street has been leased to Mr. Perigard. He has Design Review approval.

Piccadilly Pub – will re-open as a Bentley Pub at the end of April

Medical Marijuana – BOS voted to sponsor a temporary moratorium on distribution centers for marijuana until an appropriate zoning bylaw can be developed. Ms. Bubon stated that they are still waiting from the State regarding regulations.

275th Anniversary – Mr. Suhoski is asking that anyone interested in planning an event or events for the 275th anniversary of the Town to attend a meeting on Wednesday, February 13th at 4:00 PM at Town Hall.

Street Lighting in Subdivisions – The light fixture type required by the Town for new subdivisions now has a decorative tariff rate; this means that although these fixtures have not resulted in an additional cost to the Town in the past, they will go forward. The tariff on decorative light fixture is anywhere between \$144.00 and \$ 612.00per fixture in addition to the cost of electricity. Ms. Bubon stated that we will need to explore options for street lighting going forward.

Sturbridge Flea Market – new retail store at Sturbridge Market Place – owner Mr. Rodriguez

CPTC – Annual Conference - March 16, 2013

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

Next meeting date is February 26, 2013 at Center Office Building.

On a motion made by Mr. Blanchard and seconded by Mr. Chamberland, and voted 7 – 0, the meeting adjourned at 8:00PM.