

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 12, 2014**

Ms. Dumas called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Dumas noted the members were present.

Present: Russell Chamberland
James Cunniff
Penny Dumas, Clerk
Heather Hart
Susan Waters

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

Absent: Charles Blanchard
Sandra Gibson-Quigley, Chair

Ms. Dumas opened the meeting and read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of July 15, 2014.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 – 0

ANR – HOWARD & SHELLEY KELLEY – 200 FISKE HILL ROAD

Materials presented:

Application for Endorsement of Approval Not Required Plan – Howard & Shelley Kelley – received 8/4/2014

ANR Plan of Land surveyed for Howard J. Kelley & Shelley A. Kelley – prepared by Para Land Surveying, Inc. – plan date July 31, 2014 – received 8/4/2014

Mr. Para of Para Land Surveying, Inc. spoke on behalf of the applicant. Mr. Para stated that the land is in Chapter 61 with exclusion for the house. There will be additional exclusion land with new house Lot #1. The remaining land Lot #2 will remain Chapter Land.

Ms. Bubon stated that she recommends the Board endorse the plan since it meets all the requirements.

Motion: Made by Ms. Waters to endorse the plan of Howard & Shelley Kelley of 200 Fiske Hill Road.

2nd: Mr. Chamberland

Discussion: None

Vote: 5 – 0

Ms. Dumas, the Clerk, signed the plan.

WAIVER OS SITE PLAN APPROVAL – DENNIS MCCURDY IS REQUESTING A WAIVER OF SITE PLAN APPROVAL TO REFINISH THE INTERIOR FOR OFFICE SPACE AND MAKE IMPROVEMENTS TO THE OUTSIDE OF THE BUILDING. THE PROPERTY IS LOCATED AT 212 MAIN STREET.

Materials presented:

Application for Waiver of Site Plan – Dennis A. McCurdy – received 7/15/2014

Parking Plan for Dennis McCurdy – 212 Main Street – prepared by Jalbert Engineering – plan date 6/24/2014 – DWG #14039 – revision 1 – dated 6/24/2014

Ms. Dumas acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Mr. Burlingame, Building Inspector
- Mr. Colburn, Conservation Agent
- Lt. Marinelli, Fire Inspector

Mr. McCurdy, the property owner spoke on his own behalf. Mr. McCurdy stated that he will convert the existing building into office space for his insurance company and space to be leased.

Mr. McCurdy stated that proposes to side the building with cedar siding and install planter boxes and an overhang to cover the entry.

The Board had the following questions and concerns:

- Maybe in the future more landscaping can be carved out of all the concrete – Mr. McCurdy stated that he will be placing window boxes on the building and may at some point add more landscaping
- Building on setback property – Ms. Bubon stated that it is pre-existing

Motion: Made by Mr. Chamberland to grant Waiver Site Plan Approval to Dennis McCurdy to refinish the interior for office space and make improvements to the outside of the building for the property located at 212 Main Street with the following conditions:

1. All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.
2. All other necessary permits and approvals 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.
3. The parking lot must be re-stripped prior to opening of the business.

2nd: Ms. Waters

Discussion: None

Vote: 5 - 0

TOWN PLANNER UPDATE

Shaping the Future of Growth and Preservation in Central Mass through CMRPC – submitted the form to suggest an additional Priority Development Area be considered (CT District). The form was sent electronically to all Board members for edits and comments prior to submission. There were no edits.

Pilot Travel – plantings have been reviewed again by Mr. T. Chamberland on July 21, 2014 and he noted all was in compliance.

Cumberland Farms – is taking steps to replant trees and lawn and remove weeds from the planting beds.

Letter from Mr. Suhoski – dated August 9, 2014 – Re: Sturbridge Commercial Tourist District Improvements CMMPO Regional Transportation Improvement Program

The Sanctuary – Lot Release – Ms. Bubon stated that back in 2003 the lots in the Sanctuary were released in favor of a lender's Agreement, but the Book and Paige reference noted on the release were for the Highlands and not the Sanctuary. This was discovered because of the house sale.

Ms. Bubon had the Board sign the corrected release.

OLD/NEW BUSINESS

Ms. Hart had the following questions:

- When was the opening date of the Site Plan/Special Permit for the 21 New Boston project opened?
- When will the Board re-organize – Ms. Bubon stated that re-organization of the Board will take place when there is a full Board present

- River Road/Route 15 – parking of construction equipment – Ms. Bubon stated that it is MassDOT – painting crew – painting of the bridges
- MPIC next meeting – Ms. Bubon stated that she will asked committee members for dates after her vacation

NEXT MEETING

September 9, 2014 at the Center Office Building.

On a motion made by Mr. Cunniff, seconded by Ms. Waters, and voted 5 – 0, the meeting adjourned at 7:50 PM.