

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 23, 2015**

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

Ms. Gibson-Quigley noted the members were present.

Present: Charles Blanchard
James Cunniff
Penny Dumas
Heather Hart
Sandra Gibson-Quigley, Chair

Also Present: Diane M. Trapasso, Administrative Assistant

Absent: Russell Chamberland
Susan Waters, Clerk

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

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to approve the draft minutes of June 9, 2015.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 – 0

**RANDY BERCUME – LAUREL WOODS – REQUEST RELEASE OF FUNDS
FROM LENDER’S AGREEMENT FOR WORK COMPLETED.**

Materials presented:

Application #4 from Randy Bercume requesting Release of Funds – dated 6/22/2015

Form P – Inspection Form – Laurel Woods Subdivision – dated 6/22/2015

Ms. Gibson-Quigley stated that the applicant has requested release of the amount of \$134,195.00 from the Lender’s Agreement to pay for work completed. The work was for stormwater and sewer installation. Mr. Morse inspected the work and stated there are some issues with the work that was done. Mr. Morse stated that he is holding back \$19,500.00, until the issues are resolved. Mr. Morse is requesting that the Board to release only \$114,695.00. Ms. Bubon will sign the release pending approval by the Board.

Motion: Made by Mr. Cunniff to authorize the release of the amount of \$114,695.00 from the Lender's Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Bank.

2nd: Mr. Blanchard

Discussion: None

Vote: 5- 0

TOWN PLANNER UPDATE

The Board received the final edited version of the Telecommunications Bylaw from Mr. Maxson. Ms. Bubon would like the Board to review and Ms. Bubon will renumber and will discuss at the next meeting

TIF Extension – Jay Patel – 21 New Boston Road – State & Town approval

CONTINUATION OF THE PUBLIC HEARING – TOWN OF STURBRIDGE/RECREATION IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF ONE (1) SOCCER FIELD, ONE (1) BASEBALL FIELD, TWO (2) BOCCE BALL COURTS, A CHILDREN'S PLAYGROUND, DRY CONCESSION STAND WITH PORTABLE RESTROOM AREA, AND RELATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED AT 69 ROUTE 84.

Materials presented:

Email from Ms. Girouard/Jacob Murray – dated 6/23/2015 – Re: Oxbow Turtle Assessment

Ms. Girouard, Recreation Director, gave an update on the project. Ms. Girouard stated that Oxbow Associates conducted their turtle assessment of the site on June 22, 2015. They found a turtle nesting area along the banks of the river south of the property and two nesting areas at the existing field, but none in the proposed field areas.

Motion: Made by Mr. Cunniff to continue the Public Hearing for the Town of Sturbridge/Recreation requesting Site Plan Approval to July 14, 2015 @ 6:35 PM.

2nd: Mr. Blanchard

Discussion: None

Vote: 5 - 0

TOWN PLANNER UPDATE CONTINUED

Wayfinding – The contract was signed on June 15th by the BOS and the first work session was held on June 17th.

Ms. Hart updated the Board on Wayfinding. Ms. Hart stated that the first meeting was held on June 17th. Mr. Faverman gave a power point presentation and was very impressive. He has great ideas. The next meeting is June 29th. The discussion will focus on color to identify the Town – incorporate history and the future - branding

Ms. Bubon emailed Dr. Restrepo to find out what days of the week and times of the day work best for her schedule. Ms. Bubon indicated that the Board would like to set something up early morning or at the end of the day – perhaps 4:30 or 5:00 PM once we have Dr. Restrepo's schedule, Ms. Bubon will check with the Board and Tree Warden and post a site visit.

July 14, 2015 – Baba Sushi Sturbridge will not be on the July meeting since the Shared Parking Agreement did not materialize. They are exploring other avenues and hope to file in time for the August 18th meeting

OLD/NEW BUSINESS

Any information on the proposed OSV Solar Project? – haven't received any new information as of this date

NEXT MEETING

July 14, 2015 – Center Office Building

On a motion made by Mr. Cunniff, and seconded by Mr. Blanchard, and voted 5– 0, the meeting adjourned at 6:50 PM