

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MAY 2, 2017**

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

Ms. Gibson-Quigley noted the members present:

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

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

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

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to approve the amended draft minutes of April 25, 2017
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

TOWN PLANNER UPDATE

Ms. Bubon stated that the BOS are concerned that the residents at the Annual Town Meeting will get confused with the voting for a recreational marijuana ban and a moratorium on recreational marijuana. Attorney Bard thinks that both the ban and moratorium should be voted on at Town Meeting.

Ms. Bubon asked the Board for their opinion; the Board stated that if at Town Meeting the ban passes then they will ask that no action be taken on the moratorium. This was the original intent.

PUBLIC HEARING – OLD STURBRIDGE INC. IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A MODULAR BUILDING ON THE CAMPUS OF OLD STURBRIDGE VILLAGE FOR THE DEVELOPMENT OF THE PINE GROVE COMPLEX AND RELATED SITE IMPROVEMENTS TO BE LEASED TO OLD STURBRIDGE ACADEMY CHARTER PUBLIC SCHOOL. THE PROPERTY IS LOCATED AT 1 OLD STURBRIDGE VILLAGE ROAD.

Materials presented:

Application for Site Plan Approval – Old Sturbridge Inc. – received 4/6/2017

A plan entitled Site Plan for “The Pine Grove Complex” to be leased to Old Sturbridge Academy Charter Public School – 1 Old Sturbridge Village Road – prepared by Bertin Engineering – plan date 4/6/2017 – project # 17M-132 – received 4/6/2017

Plan prepared by others – Pine Grove Complex – plan date 3/10/2017 – Old Sturbridge Village

Stormwater Drainage Analysis – The Pine Grove Complex – To be leased to Old Sturbridge Academy Charter Public School – 1 Old Sturbridge Village Road, Sturbridge, MA 01566 Prepared by Bertin Engineering – 39 Elm Street, Southbridge, MA 01550;

Construction Stormwater Pollution Prevention Plan The Pine Grove Complex – To be leased to Old Sturbridge Academy Charter Public School – 1 Old Sturbridge Village Road, Sturbridge, MA 01566 Prepared by Bertin Engineering – 39 Elm Street, Southbridge, MA 01550;

Landscape & Lighting Plan – 1 Old Sturbridge Village Road – prepared by Bertin Engineering – plan date 4/6/2017 – project 17M-132 – received 4/27/2017

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent
- Mr. Burlingame, Building Commissioner
- Lt. Marinelli, Fire Inspector
- Mr. Ford, Police Chief
- Mr. T. Chamberland, Tree Warden
- Ms. Terry, Interim BOH Agent

Mr. Bicchieri of Bertin Engineering spoke on behalf of the applicant. Mr. Bicchieri stated that the project proposes the construction of a modular building on the campus of Old Sturbridge Village, utilizing an area that currently supports paved and dirt/gravel parking.

Mr. Bicchieri stated that the project presents a unique educational experience due to the synergies of an elementary school use being proximate to a living museum. The site plans and details have been prepared to ensure that school use will not impinge upon the operation of the Village, but rather maximize the learning opportunities for the students attending.

Mr. Bicchieri stated that they are proposing to remove the existing pavement to install modular building units with accompanying grading, drainage, utilities, fencing and landscape. Also, expansion of the existing parking to compensate for the removed parking spaces.

The project is a re-development of an already disturbed area. The proposed complex use is consistent with the learning experience provided by the living museum. The project presents a benefit to the environment by reducing the stormwater runoff and improving water quality through the implementation of a new deep sump hooded catch basin.

The Board had the following questions, concerns and comments:

- New fire hydrant – Mr. Bicchieri stated yes
- What about the mulch to close to the building – Mr. Bicchieri stated the mulch is 18" away
- Concern with flat roof – Mr. King stated that there is a slight curve on the roof plus the modulars are very much up to code for MA and the winters
- Concern with weddings and the construction – Mr. King stated the most wedding are on the weekends and construction will not be taken place
- Are two handicap accessible parking spaces enough – Mr. Bicchieri stated that the ratio for the parking is right, if down the road more is needed we can add
- Lighting – Mr. Bicchieri stated that there is existing lighting on the pine trees and lanterns will be added
- Can the street lighting be changed from white – Mr. Gagnon stated that it will be changed to a bronze color
- How many exits are there – Mr. King stated that the two exists on the side are for emergency only – everyone uses the main entrance
- Fenced area – Mr. King stated that the enclosed area is only accessible by cards
- Students walking to the village – Mr. Bicchieri stated that they will pass through the security entrance

Ms. Bubon stated that the applicant meets all the requirements for Site Plan Approval and have agreed to the sixteen conditions.

Motion: Made by Mr. Chamberland to close the Public Hearing for Old Sturbridge Village/ "The Pine Grove Complex" for the property located at 1 Old Sturbridge Village Road.

2nd: Ms. Waters

Discussion: None

Vote: 7 – 0

Motion: Made by Mr. Chamberland to approve Site Plan to Old Sturbridge Village, Inc/"The Pine Grove Complex" to be leased to the Old Sturbridge Academy Charter Public School for the construction of a modular building on the campus of Old Sturbridge Village , according to the plans with the following twelve conditions:

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
2. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
3. All other necessary permits must be obtained prior to the start of construction.

4. The site shall be kept in a neat and orderly condition throughout the construction process.
5. 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 the following holidays – New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
6. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
7. Snow storage shall not be permitted within any of the delineated parking areas or traveled ways and may only be stored as shown on the plan submitted.
8. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. and Planning Department 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.
9. All erosion and sedimentation controls shall be installed as shown on the plan and inspected prior to the start of demolition or site work.
10. The following dust control measures shall be adhered to throughout the entire demolition/construction process:
 - a. Spray disturbed areas with water on dry and windy days as needed;
 - b. Periodically clean surrounding roadway near the entrance to the site if needed;
 - c. An anti-tracking pad shall be installed and maintained throughout the construction process.
11. The Tree Planting detail must be updated on the final plan (copy has been provided to Bertin engineering).
12. A note shall be added to the final plan for the tree protection detail that indicates the tree protection shall follow the existing edge of pavement.
13. It is important to note that additional plantings will be installed as part of the expeditionary learning experience that the school will be implementing. It is anticipated that the landscaping will evolve as the students and faculty work; we suggest that additional trees be planted as part of this evolving landscape.
14. At least 48 hour notice shall be given the Tree Warden and Town Planner before plant material is installed for a site visit to go over proper planting and locations, suitable soil materials, etc.
15. All plan revisions required by these conditions shall be provided to the Planning Department and Tree Warden for review and approval prior to issuance of a building permit and prior to the start of any site work.
16. Two as-builts must be provided for all site work including plantings when the work has been completed.

2nd: Mr. Blanchard

Discussion:

Vote: 7 – 0

TOWN PLANNER UPDATE

Finance Committee meeting right after this Planning Board meeting

OLD/NEW BUSINESS

None

NEXT MEETING

May 30, 2017

On a motion made by Ms. Waters and seconded by Mr. Cunniff, and voted 7- 0, the meeting adjourned at 7:00 PM.