



Town of Sturbridge
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Sturbridge Economic Development Advisory Committee
Minutes of January 20, 2012, EDAC Meeting

Members Present:

Heather Hendrick (HH) -Chairman; Sherri Pelski (SP) – Vice Chairman; David Holland (DH);
Don Miller (DM) – Secretary

Members Absent: K. MacConnell

Guests Present: Jean Bubon – Town Planner
Shaun Suhoski – Town Administrator
Heather Hart – Resident

Meeting called to order by HH at 9:35 A.M. .

Note: This meeting was for the purpose of obtaining information from J. Bubon, Sturbridge Town Planner, on the processes in place and used by her to bring business to Sturbridge, her suggestions on what the EDAC could do to help this effort, etc.

Information and advice from Jean:

1. Sturbridge has utilized the 43D provision of the Massachusetts general law to establish priority development sites. 43D allows towns to list properties that meet certain requirements in a State database that is available to businesses looking for properties for expansion, etc.
Examples of success : Job Lot, Tractor Supply.
Currently Sturbridge has five 43D properties.

>> Shaun Suhoski emphasized the fact that Jean and others involved have put together an expedited permitting process that is exceptional in the state.
2. Sturbridge does not have a list of all buildings available for sale, lease, rent. Impossible to maintain and keep up-to-date.
3. The steps a business has to take to obtain space, establish a business in Sturbridge varies case-by-case, depending upon the requirements of the prospective business.
>>Jean is the person to best inform a prospective business about what needs to be done; committees, boards involved, etc. and to assist them in going thru the process.
4. The exchange of information between a business considering coming to Sturbridge and the Town of Sturbridge, including Jean, is confidential during the period of inquiry and working out details. This includes information with commercial real estate agencies working on behalf of a business. This is according to desire of the prospective purchaser, tenant, etc. Once an application is filed, the process is then public.
- 5 There is approx. 153 acres of land along route 15 that is available for commercial/industrial development that meets the zoning requirements of this district.

6. Jean advises that the EDAC members get informed and educated on:
 1. Existing businesses in town,
 2. 2010 Master Plan,
 3. Sturbridge Reconnaissance Report,
 4. Sturbridge Housing Assessment,
 5. Commercial Tourist Revitalization Study
 6. Open Space and Recreation Plan
 7. Permitting Guide Book
 8. Planning Board Rules and Regulations

7. Jean on “Hunting” – must first identify what you are hunting for, ie, what type of business, etc.

8. Jean mentioned the importance of infrastructure, i.e., school system, utilities, etc, in attracting business to Sturbridge.

Note: The meeting was adjourned at approx. 10:45 A.M. but was not done by vote.

Documents used at this meeting:

1. Jan 20, 2012, EDAC Meeting Agenda
2. EDAC meeting attendance record

Don Miller
Secretary

Approved during February 15, 2012, EDAC meeting