

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, NOVEMBER 28, 2006

On a roll call made by Ms. Morrison, Clerk the following members were present:

**Present:** Tom Creamer, Chair  
Russell Chamberland  
James Cunniff  
Penny Dumas  
Jennifer Morrison, Clerk  
Sandra Gibson-Quigley  
Bruce Smith

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

The regular meeting of the Planning Board was called to order at 7:00 p.m. by Chairman, Tom Creamer.

Mr. Creamer read the Agenda.

**Approval of Minutes**

**Motion:** Made by Ms. Dumas to approve the amended minutes of November 14, 2006  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 - 0

**SANR PLAN – PILOT TRAVEL CENTERS – ROUTE 15**

The plan has been submitted by Bertin Engineering on behalf of Pilot Travel Centers. The plan shows a 1.01 acre strip between the public right of way and the Pilot property that is being transferred to Pilot. The plans are noted that Parcel LS-1 is to be conveyed to and combined with abutting land of Sturbridge Isle Realty Trust.

The Board endorsed the plan. The Clerk, Ms. Morrison signed the plan.

**SANR PLAN – SPAHO CORP. – FARQUHAR ROAD**

The plan has been submitted by Bertin Engineering on behalf of Spaho Corp. The plan divides Lot 2A from the remaining land of Spaho as discussed at the last Planning Board meeting.

The Board endorsed the plan. The Clerk, Ms. Morrison signed the plan.

## **TOWN PLANNER UPDATE**

Next Meeting – December 5, 2006 & December 6, 2006

Continued discussions on the proposed zoning amendments

December 12, 2006

Continuation of Public Hearing – Spaho @ 7:15 PM

Public Hearing Proposed Zoning Amendment submitted by Arland Tool  
And Southbridge Sheet Metal

Public Hearing Proposed Zoning Amendment submitted by Suprenant  
Annual Report

## **CONTINUATION OF THE PUBLIC HEARING ON THE APPLICATION OF SPAHO CORPORATION FOR APPROVAL OF A FIVE LOT SUBDIVISION**

The applicant is requesting approval of a five lot definitive subdivision plan. The property is located at 12 Farquhar Road and 221 Main Street.

Ms. Bubon stated that revised plan were submitted on November 13<sup>th</sup>, and she is still waiting for reports from the Fire Chief and Board of Health. Ms. Bubon recommends a continuation to December 12.

**Motion:** Made by Mr. Smith to continue the Public Hearing to December 12, 2006  
at 7:15 PM

Ms. Dumas questioned continuing the Public Hearing because the Public were not notified.

Mr. Blanchard stated he has not seen the revised plans.

Mr. Creamer stated the plans are in the Planning office for review.

Ms. Goodwin questioned access to the open space.

Mr. Ferguson of Bertin Engineering was not prepared for a presentation because he new the project was being continued.

**Motion:** Made by Ms. Dumas to continue the Public Hearing to December 12, 2006  
at 7:15 PM

**2<sup>nd</sup>:** Ms. Morrison

**Discussion:** None

**Vote:** 7 - 0

## **PLANNING BOARD – DISCUSSION OF PROPOSED ZONING AMENDMENTS SUBMITTED BY ZONING STUDY COMMITTEE**

Mr. Cuniff, Chair of the Zoning Study Committee, stated that the review of the proposed bylaw changes as presented by the Zoning Study Committee can be very time consuming

process. The large number of changes proposed is certainly a factor. Mr. Cunniff is recommending a priority list for review of the changes. His list is the following:

1. Industrial/ Industrial Park
2. Commercial Business District
3. Accessory Unit Bylaw
4. Landscaping, Screening and Buffer Section
5. Off Street Parking
6. Site Plan Review
7. Special Permits

Mr. Creamer stated that this not a public hearing on the proposed zoning amendments but only work sessions.

The Board thought the Zoning amendment # 12 ( Industrial/Industrial Park) should be tabled. More research needs to be done on the ability to rebuild a non-conforming use after fire or disaster. Zoning amendment # 9 ( Off Street Parking and Loading) need to have typos corrected, and there appear to be missing paragraphs that address a change of use and the subsequent impact on shared parking. Add sentence about parking required to be located in a permissible zone. Zoning amendment # 14 ( Commercial Business District) needs to be re written and should be made into two different categories of motions, one dealing with Route 131 and the other dealing with New Boston Road/ Route 20.

On a motion made by Ms. Morrison and seconded by Ms. Gibson-Quigley, and voted unanimously, the meeting adjourned at 9:25 PM.