

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 5, 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 Mr. Cunniff to approve the amended minutes of November 28, 2006
2nd: Ms. Morrison
Discussion: None
Vote: 7 - 0

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

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

The Board thought the Zoning amendment # 9 (Off Street Parking and Loading) was good accept for a few changes in wording. In Paragraph S section 2 change to “a parking management plan approved by the permit granting authority.” Section 4 should read, “The shared parking spaces may only be located in an appropriately zoned parcel in which the parking area is permitted.” In paragraph 20.22 change An to Any and change “or on another appropriately zoned lot” to “in an appropriately zoned parcel in which the parking area is permitted”. The remainder of the amendment was deemed acceptable.

Motion: Made by Mr. Cunniff to accept and forward the amended document 20.22

to the BOS.
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

The Board thought the Zoning amendment # 12 (Industrial/Industrial Park) in Section 9.01 d. and in Section 10.01 e. should be edited to remove the words “automobile service station” and “automobile salesroom or lot”. The remainder of the amendment was deemed acceptable.

Motion: Made by Ms. Dumas to accept and forward the amended document 9.01 and 10.01 to the BOS.
2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0 – 1 Abstain

The Board supports the purpose of Zoning amendment # 14 (Commercial Business District) but has a lot of concerns about the two different categories one, which is Route 131 and the other Route 20 and the 35,000 square footage.

The Board would like to make motions to accept and forward to the BOS, the following Zoning amendments at their next meeting:

1. Commercial Business District
2. Accessory Unit Bylaw
3. Landscaping, Screening and Buffer Section

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 9:30 PM.

