

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JANUARY 30, 2007

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 PM by Chairman.  
Tom Creamer.

Mr. Creamer read the agenda.

**Approval of Minutes**

**Motion:** Made by Mr. Smith to approve the amended minutes of January 17,  
2007  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0

**SANR PLANS – KHAN REALTY TRUST,LLC – 271 CEDAR STREET**

Mr. Harris of Coler & Colantonio spoke on behalf of the applicant.

The plan submitted shows the division of a tract of land into Lot 1 which meets the requirements and the remaining land which has frontage on both Arnold and Cedar Streets.

The Clerk signed the plan.

**DALE HARRIS – COLER & COLANTONIO REPRESENTING KAHN REALTY, INC. INFORMAL DISCUSSION REGARDING A POTENTIAL 5 LOT SUBDIVISION AT 271 CEDAR STREET**

Mr. Harris described to the Board a rough plan of the 4 Lot subdivision and stated it is still in the planning stages. He hoped this discussion would be helpful to Board members and to him and hoped to hear any issues the Board may have with the proposal.

Board Members raised some questions and concerns, some of which were:

1. Roadway with cul de sac, to be private or public
2. Road being close to the property lines
3. The placement of the retention basin
4. Acreage of the house lots
5. Safety, emergency vehicles being able to reach all the lots
6. Bus turnaround if public, bus stop (long walk) if private
7. Length of the cul de sac

Mr. Harris will work with other Department Heads and the Town Planner to develop a good plan. He thanked the Board members for their time.

**DISCUSSION OF PREPARATION OF PLANNING BOARD REPORT FOR TOWN MEETING**

Ms. Bubon stated that it would be better if the Board wrote a report explaining each zoning amendment and the rationale behind the change. A written report is more effective and the residents of the Town will understand the proposals better than if the report were only provided orally.

The Board agreed and the Clerk will work on a draft after Mr. Cuniff, Chair of the Zoning Study Committee, presents his report at the next Planning Board meeting. Mr. Cuniff's report will be discussed and worked on at future meetings and the Clerk will prepare a final draft of the report for the Board's review. The final report will be ready before Town Meeting.

Ms. Gibson-Quigley thought it would be a good idea to attend the Finance Committee meeting to explain the amendments since they are the ones to make the motion at Town Meeting.

**DISCUSSION OF THE PROCESS TO REVIEW THE REMAINING PROPOSED ZONING AMENDMENTS SUBMITTED BY THE ZONING STUDY COMMITTEE**

Ms. Bubon recommended that the remaining sections be scheduled for discussion as regular agenda items in the following order:

1. Purpose Sections
2. Special Permits
3. Site Plan Review
4. Landscaping, Screening and Buffers

## 5. Definitions

She would also suggest that these items be reviewed on light agenda nights and not on those with lengthy meetings and a good amount of regular business as she does not believe it leaves time for full discussion of the issues.

The Board agreed.

Mr. Creamer would like from Mr. Cunniff, Chair of Zoning Study Committee, an overview of the direction the committee is headed.

Ms. Bubon stated that her role in Zoning Study Committee will be of technical assistance only; she will not be an active role.

Mr. White, Selectmen, stated that Zoning Study Committee should be working the Selectmen and Planning Board.

### **TOWN PLANNER UPDATE**

Citizen Planner Training Collaborative – Annual Meeting Saturday March 17, 2007

Updated Subsidized Housing Inventory (SHI)

Correspondence from Attorney Robert Christo

Correspondence from Charles Blanchard - Fiscal Contribution of Local Uses

Request from Jim Malloy for a letter of support for the Preservation Projects Fund grant from the Massachusetts Historical Commission

**Motion:** Made by Ms. Gibson-Quigley to allow Ms. Morrison to write a letter of support for the grant with a copy of the letter with the minutes.

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

**Discussion:** None

**Vote:** 7 – 0

Next Meeting - February 13, 2007 – Spaho Continuation of Public Hearing

Mr. Smith gave an update on the concerns of CMRPC Region

1. More predictable local aid
2. Increase funding for new school construction, including operations
3. Assistance for public water and sewer infrastructure
4. Restructure 40B

Streamline it: make clear and concise

Take out requirement for commercial/industrial areas only

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 8:20 PM.