

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, AUGUST 14, 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 Chairman called the regular meeting of the Planning Board to order at 6:30 PM.

Mr. Creamer read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Ms Dumas to approve the corrected minutes of July 31, 2007  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 – 0

**SANR PLAN – PETER KRAUSE - 144 LANE 8, STURBRIDGE**

Mr. Jalbert, of Jalbert Engineering, spoke on behalf of the applicant. The purpose of the plan is to subdivide land owned by Peter Krause into two separate lots. Each lot has sufficient frontage along Lane 8 and sufficient area to conform to current Town zoning.

**Motion:** Made by Ms. Morrison to endorse the plan.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 7 – 0

Ms. Morrison, Clerk, signed the plan.

**SANR PLAN – DENNIS & ELLEN REARICK AND RUSSELL & WENDIE  
LEBLANC – 130 & 122 BROOKFIELD ROAD**

Mr. Para, of Para Land Surveying, spoke on behalf of the applicants. The plan presented shows the transfer of land between neighbors. Parcel 122A depicted on the plan is noted “not an individual building lot” and is to be conveyed by Rearick to LeBlanc, and Parcel 130A is noted “ not an individual building lot” and is to be conveyed by LeBlanc to Rearick.

**Motion:** Made by Mr. Chamberland to endorse the plan.  
**2<sup>nd</sup>:** Ms. Quigley  
**Discussion:** None  
**Vote:** 7 – 0

Ms. Morrison , Clerk, signed the plan.

**KEVIN RABBITT, K.B. RABBITT & ASSOCIATES – REQUEST FOR RELEASE OF FUNDS WHITTEMORE WOODS LENDERS AGREEMENT**

Mr. Rabbitt, of K. B. Rabbitt, spoke on his own behalf. Mr. Rabbitt is requesting approval of a release of funds from Wttemore Woods Lender’s Agreement in the amount of \$7943.25

Mr. Morse, DPW Director, has reviewed and approved this release of funds.

Ms. Quigley questioned what the time frame of the extension was and what the Town was holding as surety.

Ms. Bubon, Town Planner, recommends that the Board approve the request and vote to authorize her to endorse the release request form.

**Motion:** Made by Ms Morrison to approve the Release of Funds Whittemore Woods Lender’s Agreement in the amount \$7,943.25.  
**2<sup>nd</sup>:** Ms. Quigley  
**Discussion:** None  
**Vote:** 7 - 0

**DISCUSSION OF POTENTIAL ZONING AMENDMENTS FOR THE ROUTE 15 SPECIAL USE DISTRICT AND / OR PLANNED UNIT BUSINESS DEVELOPMENT**

Mr. Creamer stated that since the Tuscan River Presentation a lot of discussion ensued concerning retail in that zoning district where Tuscan River is proposed. Mr. Creamer feels some dialogue between the Board and the public can make Route 15 more feasibly utilized, and that by bringing the zoning changes to Town Meeting the public may vote and make the final decision. Mr. Creamer also stated that the Board should truly be objective when considering the proposed zoning amendments, and remember its obligation to the community and to doing what is best for the Town.

After discussions with Board members and from the Public and the Town Planner, some of the issues identified include:

1. Flexibility of use; ratio of retail to other uses so as to balance development
2. Better define the term “accessory use” or define “retail accessory use”
3. Lack of water is a problem

**The specific proposal discussed follows:**

Amend Chapter Fourteen – Special Use District, Section 14.02 to read:

(f) Mixed Use Business Developments that may include a combination of the following uses: commercial recreation, housing, retail, restaurants or other uses, subject to a Special Permit being issued by Planning Board.

(g) Commercial Recreational Facilities subject to a Special Permit issued by the Planning Board.

Amend Chapter Two, Definitions to read:

Commercial Recreational Facilities – A recreational facility operated as a business and open to the general public for a fee. Uses limited to: miniature golf, museums, riding stables, bowling alleys, movie theater, live theater, indoor theater, indoor musical center, athletic fields, golf course and indoor skating rink. Any other commercial recreational use not listed shall be subject to approval by a Special Permit issued by the Planning Board.

Amend Chapter Fifteen, Planned Business Development, Section 15.06 to read:

- (i) Retail uses when combined with a mixture of uses outlined in (a) through (h) above.

Choosing to move forward with some but not all of the above changes could allow some flexibility as well. For example, if the Board is not comfortable having smaller mixed use developments that could contain retail, you could choose not to move forward with that, but move forward with the addition of retail to the Planned-Unit Business Development. The Board may also wish to include Commercial Recreational Facilities in the Special Use District by Special Permit so that smaller stand alone facilities such as indoor soccer fields may be permitted. Either way, Ms. Bubon suggests that the definition of Commercial Recreational Facilities should be amended.

The Board decided that more discussion is needed and will devote more time and research to examining possible amendments to the Special Use District and/or the Planned Unit Business Development.

**OLD BUSINESS**

Mr. Creamer spoke to the Police Chief about enforcing the law prohibiting illegal dumping of non-clothing materials at the clothing bins at Hobbs Brook. The police have enforcement powers and may issue fine fines.

The Board agreed to set aside two meetings as work sessions to devote to ZSC zoning amendments.

## **New Business**

Ms. Dumas stated that the Sturbridge Community Preservation Committee will hold a public hearing on the Draft Sturbridge Community Preservation Plan. The hearing will be held on Monday August 20, 2007 at 7:30 PM in Town Hall.

Tentative Planning Board meetings:

October 16 & 30

November 6 & 27

December 4 & 18

Mr. Creamer wanted to remind people to vote for Ms. Murawski for president of Red Sox Nation.

## **TOWN PLANNER UPDATE**

Determination of Project Eligibility – Fiske Hill Commons – 40B

Spaho – Update – Landscape estimates

D'Angelo – Update – finally starting exterior

Dr. Gill – Update – when he gets back he will meet with T. Chamberland, Tree Warden to go over landscaping

## **NEXT MEETINGS:**

August 28, 2007

September 11

September 25

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 9:15 PM.