

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, OCTOBER 30, 2007

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

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

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

Mr. Creamer 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 Mr. Cunniff to approve the minutes of October 16, 2007  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 6 – 0 – 1(Creamer)

The Board agreed to not to discuss the purpose sections of the proposed revisions submitted by the Zoning Study Sub-Committee, at this time. They felt it was important to discuss more relevant zoning amendments.

**DISCUSSION OF THE SPECIAL USE DISTRICT AND PLANNED UNIT  
BUSINESS DEVELOPMENT (PUBD) BYLAW**

The Board had a lengthy discussion about what is and is not allowed in Special Use and PUBD. The Board would like to entertain the issue of having an indoor/outdoor athletic center. Some of the issues were:

Setback regulations  
Lot sizes  
Buffering  
Live theater and live music

**Motion:** Made by Ms. Morrison to petition to the Board of Selectmen to allow indoor/outdoor athletic center in the Special Use District and the PUBD.  
**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None  
**Vote:** 7 – 0

The Board had a discussion about retail in general and more specifically what might be an appropriate amount of retail development on Route 15. The Board also questioned if retail should be allowed in Special Use or only in PUBD as an accessory use. The Board decided that this issue needs more time and discussion before a decision can be made.

The Board agreed to have Mr. Malloy speak at the next meeting on the Route 15 Special Use district and the Route 15 Report.

### **DISCUSSION AND REVIEW ON NEW RECOMMENDATIONS OF THE ZONING STUDY SUB-COMMITTEE**

The seven lots on Schoolhouse Road bordered by Cedar Lake are currently zoned as Commercial. It is the recommendation of the ZSSC that these lots, currently used as residential, should be changed to Suburban Residential.

**Motion:** Made by Ms. Morrison to petition to the BOS to change the seven lots from Commercial to Suburban Residential.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 7 – 0

The lot on the corner of Route 20 and Stallion Hill Road is currently zoned as Commercial. In keeping with the objective of contiguous zoning, the ZSSC recommendation is that the zoning should be changed to Commercial Tourist as are the surrounding lots.

**Motion:** Made by Mr. Chamberland to petition to the BOS to change the zoning map of the Town by changing a lot on the corner of Route 20 and Stallion Hill Road from part Suburban Residential and part Commercial Tourist to all Commercial Tourist.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 7 – 0

Ms. Bubon read an email from Mr. Malloy concerning Special Use District signs. He would like the Board to consider permitting signage within the Town right of way with the BOS approval in Special Use as it is currently allowed in PUBD.

**Motion:** Made by Mr. Chamberland to petition to allow signs within the Town Right of Way in the Special Use District just as it is currently allowed in the PUBD expecting that all signs must conform to the Town Sign Bylaw.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 - 0

### **TOWN PLANNER UPDATE**

Ms. Bubon informed the Board that she will be doing the subdivisions end of season meetings and inspections

### **NEXT MEETING:**

November 6, 2007

On a motion made by Ms. Morrison and seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 9:00 PM.