

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, NOVEMBER 6, 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.

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

Mr. Creamer stated that this meeting was a public meeting, not a public hearing, devoted to discussion of the Special Use District and the Planned Unit Business Development Unit zoning on Route 15

Mr. Malloy, Town Administrator, was asked by the Board to speak about the Route 15 Study.

Mr. Malloy stated that the goal of the Route 15 Study Committee was to review the current zoning regulations in place for Route 15 and develop a zoning proposal to be presented to the Planning Board that encourages beneficial development of Route 15 while maintaining and protecting the environmental resources of the area.

The Route 15 Study Committee continued working toward developing zoning recommendations to be considered by the 1998 Annual Town Meeting. After much discussion, the Committee began narrowing its focus to provide a recommendation to the Board of Selectmen and Planning Board. The Committee made the following determinations, based on all discussions to date and the input from Charette:

- The exact bounds of the area that was part of the Route 15 Study.
- Proposed that zoning remain Rural Residential with the exception of the area bounded by the Sturbridge Isle property on the South, to the intersection of Route 15 and Route 131 on the North and Mashapaug Road/River Road to the Quinebaug River.

- Proposed that the area of Route 15 north of the intersection of Route 15 and Mashapaug Road to the Quinebaug River would be zoned as a Special Use District.
- Determined that the major use within the Special Use District would be Planned Unit Business Development, which would be allowed via Special Permit from the Planning Board.

Mr. Creamer, recounted the history of the Tuscan River project as presented to the Planning Board, starting from January, 2006 to the present time.

Mr. Creamer stated that the concept of a Tuscan River-like project needs to be discussed to be determined if it can work for the Town and its residents.

The Board discussed at length allowance of retail in the PUBD on Route 15 including what would be a good fit and what percent should be retail.

Mr. Garieri of 28 Wallace Road and a business owner in Town stated that the business community is in favor of retail on Route 15. The business community feels it would enhance their businesses.

Ms. McNitt, Executive Director of the Chamber of Commerce, stated that the majority of the membership is in support of retail and competition is good.

Mr. Emrich of 12 Woodlawn Drive stated he is not in favor of retail and that we, need to protect the character of the Town.

Mr. Donahue, President & CEO of Old Sturbridge Village, would welcome a Tuscan River Project. Families in Sturbridge need things to do and OSV is not enough.

Mr. Muir of 45 Shattuck Road, a former member of the Planning Board, stated he was on the Board 12 years ago and nothing has changed on Route 15. The lack of infrastructure on Route 15 is a problem. Maybe the Special Use District needs to be changed.

The majority of the Board is in favor of potentially having retail in the PUBD and decided to set aside December 11 for further discussion on square footage and percentage of retail and move forward to petition to the BOS to have it on the Warrant.

### **APPROVAL OF MINUTES**

**Motion:** Made by Ms. Dumas to approve the corrected minutes of October 30, 2007  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Cunniff to correct the wording in Route 20 and Stallion Hill from Commercial to Suburban Residential.  
**2<sup>nd</sup>:** Ms. Morrison

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

**TOWN PLANNER UPDATE**

Cancer Free America clothing bins were removed from Brookfield Road

Commonwealth Capital application was completed with a score of 67, down 5 points from last year, because of no updated Master Plan

Ms. Bubon met with Mr. Cormier who may come before the Board for an extension to 2009

**NEXT MEETING:**

November 27, 2007

On a motion made by Ms. Morrison and seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 9:35 PM.