

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, DECEMBER 4, 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

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

**Absent** Bruce Smith

Mr. Creamer called the regular meeting of the Planning Board to order at 6:30 PM.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to approve the corrected minutes of  
November 27, 2007  
**2<sup>nd</sup>:** Ms. Quigley  
**Discussion:** None  
**Vote:** 6 – 0

**MARY BERRY – STURBRIDGE RETIREMENT COOPERATIVE – REQUEST  
FOR EXTENSION OF SITE PLAN APPROVAL FOR WASTEWATER  
FACILITY TO COINCIDE WITH DEP COMPLETION DATE.**

Ms. Berry, manager of the Sturbridge Retirement Cooperative spoke. She is requesting an extension of the site plan approval for the wastewater facility previously approved by the Board to coincide with the completion date set by the DEP which is by November 2011.

Ms. Bubon stated that the request for an extension was submitted at the same time of the application and was accidentally omitted for approval.

**Motion:** Made by Mr. Chamberland to grant an extension to coincide with the DEP  
completion date of November 2011.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 0

## **FRANK NOEL - REQUEST FOR A CHANGE OF COVENANT**

Ms. Bubon stated that Mr. Noel was unable to attend the meeting because of sickness. He is requesting a change of Covenant for the Preserve. He would like the Board to release Lot 60 and hold Lot 55 by Covenant.

**Motion:** Made by Ms. Quigley to release Lot 60 and hold Lot 55 by Covenant.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 0

## **PUBLIC HEARING ON THREE PROPOSED AMENDMENTS TO THE ZONING BYLAW. THE COMPLETE TEXT CAN BE FOUND AT THE FOLLOWING LINK**

<http://www.town.sturbridge.ma.us/Public Documents/SturbridgeMABBoard/I011D0FD7>

Ms. Morrison read the legal notice.

Mr. Bonneau of 69 Mashapaug Road stated that he doesn't want Sturbridge to turn into a Natick or Framingham. Sturbridge is a quaint Town and we should keep that character.

Mr. Blanchard stated that he is in full support of this zoning amendment.

Mr. Insull of 67 Mashapaug Road had the same concerns as Mr. Bonneau: he wants the character of Sturbridge to be preserved. He also has concerns about possible changes on Route 15. The Board informed him that Route 15 will be discussed at the December 11<sup>th</sup> meeting.

**Motion:** Made by Ms. Morrison to close the Public Hearing.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 6 – 0

**Motion:** Made by Mr. Chamberland to support amending Chapter Fourteen-Special Use District, Section 14.02 by adding (f) Commercial Recreational Facilities with the Planning Board acting as the SPGA, and send forth to the Town Administrator to be placed on the Warrant at the 2008 Annual Town Meeting.

**2<sup>nd</sup>:** Ms. Quigley  
**Discussion:** None  
**Vote:** 6 – 0

**Motion:** Made by Mr. Chamberland to support amending Chapter Two, Definitions to read Commercial Recreational Facilities and add, outdoor or indoor athletic facility and send forth to the Town Administrator to be placed on the Warrant at the 2008 Annual Town Meeting.

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

**Discussion:** None

**Vote:** 6 – 0

**Motion:** Made by Mr. Chamberland to support amending Chapter Fourteen – Special Use District, by adding 14.04 Signage – With the approval of the BOS, one sign that conforms to all requirements of the zoning bylaw shall be allowed to be located within the Town Right of way for an approved non-residential use in the Special Use District. Minimal clearing will be allowed to provide visual access to the sign. Sign and details shall be approved by the Design Review Committee. Send forth to the Town Administrator to be placed on the Warrant at the 2008 Annual Town Meeting.

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

**Discussion:** None

**Vote:** 6 – 0

### **TOWN PLANNER UPDATE**

Suggested meeting dates for January and February:

January 8<sup>th</sup> & 15<sup>th</sup>

February 12<sup>th</sup> & 26<sup>th</sup>

### **NEXT MEETING:**

December 11, 2007

### **DISCUSSION AND REVIEW OF LANDSCAPING, SCREENING AND BUFFERS PROPOSED REVISIONS SUBMITTED BY THE ZONING STUDY SUB- COMMITTEE**

Ms. Bubon briefly explained that these revisions will make landscaping, screening and buffering a single cohesive part of Site Plan Review. It will be added as its own section. It will clarify to the applicant what is expected and how the project should look.

The Board discussed and made a few changes with wording:

New section – screening & buffering (b) change screening to buffering

(c) add buffering

(d) change areas to use – delete an opaque  
fence or wall, or – and/or – add – and/or side

New Section – Protection of Existing Plantings :change fine to healthy

New Section – Planting Specifications: T. Chamberland & Ms. Bubon are going to  
work together on the wording revisions.

The Board felt on a whole that the Landscaping, Screening & Buffers is a good addition to Site Plan Review and will ensure a project is fully completed.

Mr. Creamer would like the members to review Site Plan Review for the December 18<sup>th</sup> meeting, and the hopefully they would be ready to vote and send forth to the Town Administrator to be placed on the Town Warrant.

On a motion made by Ms. Morrison and seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 8:50 PM.