

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 11, 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.

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to approve the minutes of December 4, 2007
2nd: Mr. Chamberland
Discussion: None
Vote: 6 – 0 – 1 (Smith)

DISCUSS THE SPECIAL USE DISTRICT INCLUDING THE PLANNED UNIT BUSINESS DEVELOPMENT BYLAW

Ms. Bubon stated the charge of the Planning Board was for her to draft proposed language for changes to the bylaw to allow retail as part of a PUBD, but only when it will be providing products that are supportive of the PUBD. Additionally, find a way to limit the retail as an overall part of the PUBD either by percentage of the overall development, square footage or some other manner. Finally, draft changes that will insure that a mixture of uses is provided as part of the PUBD.

Ms. Bubon stated that retail uses may be permitted as part of an overall PUBD when the products offered for sale will be consistent with or complementary to the overall theme of the PUBD. Also, the retail should not exceed 25% or 100,000 square feet whichever is less and one anchor store with a maximum of 40,000 square feet may be constructed within a PUBD.

Ms. Bubon stated she came up with these figures after hearing the concerns of the community about what is best for Sturbridge.

Mr. Creamer felt that the retail should be 35% or 150,000 square feet in the PUBD.

The majority of the Board agreed with the 25%/100,000 square feet retail proposal

The Board agreed with several wording changes.

Ms. Murawski of 72 Bentwood Drive stated that she is happy to see the Board members discussing the bylaw with more internal dialogue. She also has a concern that what goes on Route 15 will not compromise the character of the Town.

Mr. Galonek of Lake Road stated that in the language of the bylaw 'general categories' should be termed 'general uses'.

Ms. Peabody of 4 Wildwood Lane stated that the 25% limit should allow for some wiggle room and a clause should be included so that the Board could use their discretion to increase this amount a little bit on a case by case basis if there was a retailer that couldn't go into the allotted space and needed a little more square footage, rather than possibly having more empty stores.

Mr. Zavistoski of 127 Mashapaug Road stated that 25% retail is very generous and you don't have to have retail in the PUBD especially if there was, for instance, a hospital.

Ms. Dumas is against the change to the bylaw because she feels it is not consistent with the Master Plan, Dialogue for the Future and the Route 15 Study.

Motion: Made by Ms. Quigley to support and petition to the BOS to amend Section 15.06.
2nd: Mr. Smith
Discussion: None
Vote: 6 – 1 (Dumas)

DISCUSSION AND REVIEW FOR PROPOSED REVISIONS TO SITE PLAN APPROVAL

Ms. Bubon stated that she made the revisions with input that Board members have given to her.

The Board agreed with her changes plus there were a few more wording changes.

Ms. Bubon stated that landscape will be part of Chapter 25 which is Site Plan Approval.

Motion: Made by Ms. Dumas to support and petition to the BOS to amend Chapter 25 and the changes on page 4,5,6,7 and 8.
2nd: Mr. Chamberland
Discussion: None

Vote: 7 – 0

TOWN PLANNER UPDATE

Meeting dates for January and February:

January 8th & 15th & 29th

February 12th & 26th

Letter from Kopelman & Paige

Re: 271 Cedar Street

Mr. Noel – The Preserve – update at the next meeting

NEXT MEETING:

December 18, 2007

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 8:55 PM.