

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JANUARY 8, 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. Smith to approve the corrected minutes of
December 11, 2007
2nd: Mr. Chamberland
Discussion: None
Vote: 7 – 0

Motion: Made by Ms. Quigley to approve the minutes of December 18, 2007
2nd: Ms. Morrison
Discussion: None
Vote: 4 – 0 – 3 (Creamer, Chamberland & Dumas)

**PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO THE
STURBRIDGE ZONING BYLAW CHAPTER 25 AND CHAPTER 15**

Ms. Morrison read the legal notice.

Ms. Bubon first explained that at the December 11, 2007 meeting, the Board voted 7 – 0 to serve as petitioner for the proposed zoning amendments for Chapter 25 and to forward the proposed amendments to the BOS to initiate the zoning amendments process.

Ms. Bubon stated that this version contains edits suggested by Kopelman & Paige and was updated on January 8, 2008. She went through the changes page by page with the Board.

After some discussion by the Board to fully understanding the wording, the Board was in agreement with the changes.

Ms. Bubon explained that at the December 11, 2007 meeting, the Board voted 6- 1 (Dumas) to serve as petitioner for the proposed zoning amendments for Chapter 15 and to forward the proposed amendments to the BOS to initiate the zoning amendment process.

Ms. Bubon stated that this version contains edits suggested by Kopelman & Paige and was updated on January 8, 2008. She also stated that she inserted a proposed edit in (i) for clarification purpose.

The Board discussed a few more changes they would like for section 15.06 (i). It would read:

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. The ratio of the gross floor area of all retail use within the PUBD to the total gross floor area of all other buildings within the PUBD shall not exceed 25% or 100,000 square feet whichever is less. Within the maximum permitted retail area there may be only one store with a maximum of 40,000 square feet. When a PUBD contains retail, the overall development must contain a mixture of at least three of the allowed general categories.

The Board was in agreement with the changes.

Mr. Blanchard of Farquhar Road stated he served on the Rout 15 Study and was in support of this zoning amendment.

Ms. Blanchard of Farquhar Road suggested a change in wording in (i).

Ms. Banks of Walker Pond Road questioned Section 15.06 (h), the percentage of residential use.

Motion: Made by Mr. Cunniff to close the Public Hearing.
2nd: Mr. Smith
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Chamberland to support the proposed change that would amend Chapter 25 by deleting the current Chapter in its entirety and replacing it with a newly-written Chapter 25 and ask that this be placed on the Annual Town Meeting warrant. The Planning Board is the petitioner of this Article.
2nd: Ms. Quigley
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Smith to support the proposed changes that would amend Section 15.30 and ask that this be placed on the Annual Town Meeting Warrant. The Planning Board is the petitioner of this Article.

2nd: Ms. Morrison
Discussion: Ms Dumas stated she opposes this change. She has concerns about the percentage of retail and feels more time and study should be spent on the square footage of retail.
Vote: 6 – 1 (Dumas)

TOWN PLANNER UPDATE

Maple Hill Realty LLC – the applicant is requesting an extension of the completion date until May 30, 2008. The project is progressing very well and Ms. Bubon expects first occupancy permits to be issued in the next couple of weeks. The remainder of the work cannot be completed until the Spring planting season.

Motion: Made by Ms. Dumas to grant the extension of the completion date to May 30, 2008
2nd: Ms. Quigley
Discussion: None
Vote: 7 – 0

Gary Muratore – D’Angelo – Ms. Bubon stated that Mr. Muratore did not meet his completion date as set by the Board. The delay has apparently been caused due to issues with the electric company and the location of the service. They are now anticipating completion by the end of summer. Ms. Bubon would like Mr. Muratore to come before the Board and explain the situation.

The Board agreed with Ms. Bubon.

Spaho – Request for a lot release to Mr. Morse and the Board should be able to act on this request at the next meeting. Plus a letter was sent to the Selectmen requesting approval for sewer connections to these lots.

Town Meeting reminder memo from Mr. Malloy

Brochure on DHCD’s Community Assistance Unit

Frederick Guyette – Fred’s Variety – Site Plan Hearing – January 15th

GFI – Site Plan Hearing – February 12, 2008

NEXT MEETING:

January 15, 2008

The Board discussed and made a few changes with wording:
New section – screening & buffering (b) change screening to buffering

On a motion made by Ms. Morrison and seconded by Ms. Quigley, and voted unanimously, the meeting adjourned at 8:30 PM.