

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, APRIL 1, 2008

On a roll call made by Mr. Smith, the following members were present:

**Present:**

Russell Chamberland  
James Cunniff  
Penny Dumas  
Jennifer Morrison, Clerk  
Sandra Gibson-Quigley  
Bruce Smith

**Also Present:** Diane Trapasso, Administrative Assistant

**Absent:** Tom Creamer  
Jean Bubon, Town Planner

Ms. Morrison 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  
March 25, 2008  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 0

**OVERVIEW OF THE ZONING ARTICLES FOR THE TOWN WARRANT**

Ms. Morrison stated that the Planning Board has initiated several changes to the zoning bylaw this year. The Annual Town Meeting will be on April 28, 2008. The purpose of this presentation is to provide an overview of those articles. This presentation is not intended to promote or support a particular position related to the proposed articles, it is just for information only.

Ms. Gibson- Quigley stated she would like this presentation to be put on the Town's web site for the public to view.

Ms. Morrison stated that there are seven articles in the presentation. Two articles are not included, which are zoning map changes. The first article is to change the zoning district designation for a certain parcels of land, located at Schoolhouse Road(Burgess School Road)

from Commercial District and part Suburban Residential to all Suburban Residential. The second is to change the zoning district for a certain parcel of land, located on the corner of Stallion Hill Road and Route 20 from part Commercial Tourist District and Suburban Residential District to all Commercial Tourist District.

Ms. Morrison gave an overview of the following articles:

1. Article 17 – Site Plan Review
2. Article 18 – Proposed Amendment to Chapter 15 – Planned Unit Business Development (PUBD)
3. Article 19 – Special Use District (Chapter 14) Amendment
4. Article 20 – Commercial Recreational Facilities
5. Article 21 – Special Use District Signage

Ms. Gibson-Quigley stated that FinCom did not support Article 18 as they feel the focus should be filling the empty businesses on Routes 20 and 131 with retail. She also stated that there is a lot of confusion with Route 15 and Chapter 15, the public is thinking they are the same.

The Board questioned why the article on livery service in the commercial district was not included in the presentation. Ms. Morrison gave a brief overview of this article.

### **OLD BUSINESS/NEW BUSINESS**

Mr. Smith inquired about the towns Park & Ride facility that was brought forth at the last meeting and where the Board stands on the issue. The Board decided to wait until all members are present to discuss in full.

Ms. Gibson-Quigley updated the Board on the School Building Committee's recent meeting. She stated that FinCom voted to take no action on their proposal, stating that the committee should look at all their options for State funding. She also stated the Town is on the schematic design list design and will bring forth to the Annual Town Meeting the 40M proposal contingent upon a minimum 40% reimbursement from the State.

Ms. Gibson-Quigley stated that there will be public meetings and school tours in the coming weeks and hopefully tours of the school after school is out on town election day in April.

The Board decided to have a sign-in sheet for the public when there are public hearings being held.

### **NEXT MEETING**

April 15, 2008

On a motion made by Mr. Cunniff and seconded by Mr. Chamberland, and voted unanimously, the meeting adjourned at 7:30 PM.

