

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 26, 2008

On a roll call made by Ms. Gibson-Quigley, the following members were present:

Present:

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

Also Present: Diane Trapasso, Administrative Assistant

Absent: Tom Creamer
Jim Cunniff
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. Chamberland to accept the minutes of August 12, 2008.
2nd: Mr. Smith
Discussion: None
Vote: 5 – 0

SANR PLAN – KIMBALL – HOLLAND ROAD

Mr. Para of Para Land Surveying spoke on behalf of the applicant. The applicant had submitted a plan that creates Parcel 271-A and 267-A off of a larger tract of land on Holland Road. Both new parcels have the notation that they are not individual building lots. The land will be transferred to Alfred and Nancy Davis.

Ms. Bubon recommended that the Board endorse the plan since it meets the requirements.

Motion: Made by Mr. Chamberland to endorse the plan.
2nd: Mr. Smith
Discussion: None
Vote: 5 – 0

The Clerk signed the plan.

CONTINUE DISCUSSION – OPEN SPACE RESIDENTIAL DESIGN (OSRD) BYLAW

The Board decided the best way to approach more discussion would be to go through the answers Ms. Bubon gave to the Board's concern at their last meeting.

1. What is the relationship of this Special Permit process to Subdivision Control?

- The Board was in favor of this process

2. Define shared amenities.

- Might want to add amenities to definitions
- Who has ownership and responsibility
- Do we want to limit ownership – can the Public then make use of the open space

3. General Design Standards – should something be included here reducing roadway widths?

- The Board decided to hold discussion on this one. – needs more review with the DPW Director

8. Could Density Bonuses be offered for a variety of things and not just Affordable Housing?

- The Board would like to see one permitting agency, i.e. the Planning Board
- Decide on a percentage – perhaps a sliding scale with fewer dwelling units offered on larger subdivisions
- Better definition of passive and/or active recreation facilities
- What is public use for the Town
- Alternative Energy – should be encouraged
- Affordable Housing – good recommendation

9. What about setbacks from existing development?

- The Board liked a combination of Millbury and Spencer
- Minimum buffer of 100 feet – need to be flexible; would like to hear recommendation of Ms. Bubon
- Buffer does not take away from lot

10. Although the Town does not currently allow Common Drives, isn't this type of development an appropriate place for such a technique and can language be added that allows Common Drives in an OSRD?

- The Board questioned 400 feet in length – seems long
- Number of houses sharing a common driveway
- # 10 how can this work with the Town's standards
- More use - more wear and tear; suggest input from Greg Morse regarding driveway standards

The Board would like to see some sample plans showing Open Space Residential Design.

TOWN PLANNER UPDATE

None

OLD BUSINESS/NEW BUSINESS

Letter from the Planning Board to Mr. Malloy – Chapter 43D

Mr. Smith reminded the Board that CMRPC having their sub-regional meetings and on August 28th @ 5PM

Joint meeting with the BOS – September 2, 2008 @ 7:10 PM

Ms. Dumas stated that the ZSC are meeting to wrap up the proposed mixed-use bylaw for the property at the corner of Route 20 and New Boston Road.

NEXT MEETING

September 16, 2008

On a motion made by Mr. Smith and seconded by Ms. Dumas and voted unanimously, the meeting adjourned at 8:20 PM.