

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, OCTOBER 7, 2008

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

Present:

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

Also Present:

Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Absent

Tom Creamer

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 amended minutes of September 30, 2008.

2nd: Mr. Smith

Discussion: None

Vote: 6 - 0

**CONTINUE DISCUSSION – OPEN SPACE RESIDENTIAL DESIGN (OSRD)
DRAFT BYLAW**

Ms. Bubon provided an overview of what she prepared and suggested that the next meeting be devoted to perhaps wrapping up this draft; and that Planning Board vote to be the petitioner and forward the bylaw to the BOS to begin the hearing process.

Ms. Bubon stated they would discuss the answers and questions that were raised from the handout at the August 26, 2008 meeting.

Permitting:

The Planning Board would be the only permitting agency for the OSRD Special Permit as part of Subdivision Approval.

Active Recreation – add and/ or motorized vehicles

Buffers:

Ms. Bubon prepared some maps that provided an idea of how much land is used by a 100' buffer. There may be cases where this amount or even more is necessary, but this needs to be flexible.

Change to – In general, a buffer of up to 100' shall be provided along public ways and along the perimeter of the property where it abuts residentially zoned and occupied properties. The Planning Board may waive, reduce or increase the buffer requirement where it determines that a different requirement is required to accomplish the objectives of this section. Applicants are encouraged to review potential buffer areas during the pre-application conference referenced in Section 4 (A.) 1 of this bylaw.

Common Drives:

Ms. Bubon will revise this bylaw to meet the Town's standards and to be more applicable to smaller lot sizes like those commonly found in an OSRD. She will also work with Mr. Morse and get his feedback on this issue.

OPEN SPACE REQUIREMENTS:

- A. Required Open Space
The Board likes the State Model
- B. Open Space Design Requirements
Add – The Open Space should be of a quality that both protects the environment and promotes community.
- E. Replace good design with standard practices in design
- F. Omit completely

Allowable Uses of Open Space:

1. (a) replace may with shall

DENSITY BONUSES:

Increase in Permissible Density:

Fractional increases in open space density bonus (i.e. over .5 round up; .5 or under, Round down)

Density bonus for public access to open space

Maintenance of the "trails" defined under the terms of the permit

Amending the Subdivision regulations

Cap on density bonus – not to exceed a number – accommodate different size lots –
Graduated Density Bonus

Affordable Housing:

Making sure the houses are equally distributed and built – List of conditions in permit – have check list

Approval Criteria:

1.(b) Check with Erin

TOWN PLANNER UPDATE

EDC & Town Planner- Meeting Design Review Committee on October 14, 2008

October 21, 2008 - Revised the Draft of OSRD & EDC meeting

November 5, 2008 – Public Hearings on Government Uses. Floodplain, Underground Utilities & AG Cleanup

November 18, 2008 – Public Hearings on OSRD, maybe LID & Groundwater Protection District

December 2, 2008 – Public Hearing Temporary Signs

Ms. Bubon stated that Mr. Malloy would have a final draft of the Underground Utilities Bylaw and present to the Board. The Board will be the petitioner to the BOS and the Planning Board will hold the Public Hearing; and Mr. Malloy will present the Bylaw at the hearing for the PB.

The Board felt that abutters should be notified on this issue. After discussion the Board recommends that the direct abutters be notified.

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

October 21, 2008

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