

STURBRIDGE PLANNING BOARD  
MINUTES OF  
WEDNESDAY, NOVEMBER 5, 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  
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 October 21, 2008  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** Mr. Cunniff wanted to thank Mr. Cimini and Mr. Dallbert from the EDC for a productive meeting concerning the Temporary Sign Bylaw.  
**Vote:** 4-0-2 with Ms. Dumas & Ms. Gibson-Quigley abstaining

**PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE TOWN'S ZONING BYLAW AS FOLLOWS:**

- Consider allowing religious, education and governmental uses within various zoning districts within the Town.
- Second, to consider amending Chapter 25 – Site Plan Approval, Section 25.04 Procedure, by deleting the following text from the first sentence of that section “under this section as a Special Permit Granting Authority in accordance with M.G.L., Ch. 40A, §9, these Bylaws, and Constitution of the Commonwealth of Massachusetts”.
- Last, to consider amending Chapter Three, Section 3.10 through 3.18 – Flood Plain District so that the language is consistent with the most recent version of the Massachusetts Building Code.

Ms. Gibson-Quigley read the legal notice.

Ms. Bubon stated an overview of the amendments:

- Adding religious, educational or governmental use to various zoning districts;
- Deleting one sentence in the Site Plan Review section as recommended by the Attorney General's Office;
- Amending the Floodplain District as recommended by the Division of Conservation and Recreation.

**Motion:** Made by Ms. Dumas to support amending the Zoning Bylaw by inserting in Section 8.01 Permitted Uses a new (1) Religious, educational or governmental use, and inserted in Section 9.01 Permitted Uses a new (i) Religious, educational or governmental use, and by inserting in Section 10.01 Permitted Uses a new (m) Religious, educational or governmental use, and by inserting in Section 13.01 Permitted Uses a new (j) Religious, educational or governmental use, and to forward the proposed amendments to Mr. Malloy for inclusion on the Annual Town Meeting Warrant.

**Second:** Mr. Chamberland

**Discussion:** None

**Vote:** 6 – 0

**Motion:** Made by Mr. Smith to support amending Section 25.04 of the Zoning Bylaw by deleting the following text from the first sentence of that section “under this section as Special Permit Granting Authority in accordance with M.G.L.,Ch. 40A § 9, these Bylaws and the Constitution of the Commonwealth of Massachusetts”, and to forward the proposed amendment to Mr. Malloy for inclusion on the Annual Town Meeting Warrant.

**Second:** Mr. Chamberland

**Discussion:** None

**Vote:** 6 – 0

**Motion:** Made by Mr. Chamberland to support amending Section 3.10 through 3.18, Flood Plain District as shown on the attached draft bylaw proposal and to forward the proposed amendment to Mr. Malloy for inclusion on the Annual Town Meeting Warrant.

**Second:** Mr. Cunniff

**Discussion:** None

**Vote:** 6 – 0

### **REVIEW REVISED DRAFT OF THE PROPOSED AMENDMENTS TO THE TEMPORARY SIGN BYLAW**

Ms. Bubon stated that from the last meeting she made the changes dealing with the lighting of signs (22.31 g., and the color of signs 22.31 f). If the Board is satisfied with the draft, she recommends that the Board move to act as petitioner for this proposed bylaw amendment.

Mr. Cimini from the EDC supported the changes and had no additional comments.

**Motion:** Made by Mr. Smith to act as Petitioner for the proposed Temporary Sign Bylaw amendment and to forward the proposal to the Board of Selectmen to begin the amendment process as required by Massachusetts General Law, Chapter 40A, Section 5.

**Second:** Mr. Chamberland

**Discussion:** None

**Vote:** 5 – 1 (Ms. Dumas opposed)

### **TOWN PLANNER UPDATE**

- Green Valley Institute Workshop Notice
- Kopelman & Paige Memorandum regarding “Major Residential Development” Special Permit Requirement
- Tentative Meeting Schedule through the end of the year
  - November 18, 2008
  - December 2, 2008
  - December 9, 2008
  - December 16, 2008 (if needed)
- Update on Housing Forum
  - Small turnout
  - Excellent presentation
  - Make a brief presentation to the Planning Board & BOS
  - A good shell to work with and can be updated with new censuses material – to see what the Town needs are with affordable housing

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

None

### **NEXT MEETING**

Tuesday, November 18, 2008

On a motion made by Mr. Chamberland, seconded by Mr. Smith, and voted unanimously, the meeting adjourned at 7:10 PM.