

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, NOVEMBER 18, 2008

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

Present:

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

Also Present:

Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Ms. Morrison called the regular meeting of the Planning Board to order at 6:30 PM.

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to accept the amended minutes of November 5, 2008
2nd: Mr. Chamberland
Discussion: None
Vote: 6 – 0 -1 (Mr. Creamer abstaining)

TOWN PLANNER UPDATE

CMRPC Regional Traffic Counting Program 2008 Season:
The Board would like to see past years for a comparison

PUBLIC HEARING ON THE PETITION OF NEW ENGLAND LAND & LUMBER FOR A PROPOSED AMENDMENT TO THE TOWN'S ZONING MAP. THE PETITIONER REQUEST THAT PROPERTY OWNED BY THEM LOCATED AT 650 & 680 ROUTE 15, AS SHOWN ON ASSESSORS MAP 50, PARCEL 680, & MAP 47, PARCEL 650 BE CHANGED FROM RURAL RESIDENTIAL DISTRICT (RR) TO COMMERCIAL II (CII).

Ms. Gibson-Quigley read the legal notice.

Mr. Bergeron and Mr. Grossi, owners of the property spoke on their own behalf. Mr. Bergeron stated that they have owned the property for about four years. This property is 160

acres and extends into Holland, MA and Union, CT. They have submitted a Site Plan Review to the Towns of Holland and Union, CT for a project with an anchor business, the Flying J, a truck stop. The project is large scale, having a restaurant, hotel, welcome center and possible retail. The property is zoned business in the Towns of Holland and Union, CT, which is compatible to Sturbridge's Commercial II.

Mr. Bergeron stated that Flying J does a tremendous amount of RV business, 80% is RV and 20% truck business.

Mr. Bergeron stated that the Sturbridge parcels are currently located in the Rural Residential District and they are requesting the parcels be changed to Commercial II which will allow for future development. He feels the land will be put to better use.

The following abutters spoke against changing the zoning:

- Roger & Diane LeBlanc – 56 Goodrich Road
- Mark Bryon – 5 Vinton Road
- Kevin Green – 495 Leadmine Road
- Marie Mercure – 16 Vinton Road
- Tom Creeden – Westwood Drive

The abutters had the following concerns:

- All have wells for water supply – concern with contamination
- Noise pollution
- Bought as residential – want to keep it residential
- Trucks always running – causing pollution
- Scope of the project is enormous
- Concern about the wetlands - drainage

Mr. Bergeron stated that he wants to be open with the Town and the abutters and work with both and is willing to make some changes.

Mr. Cimini from the EDC spoke and is in favor of the project. Commercial land is taxed at a higher rate. The EDC is in favor of the project. It will bring to the Town more jobs and more revenue.

Ms. McNitt, president of the Chamber of Commerce, stated that this project will generate tax revenue and jobs. It would support development on Route 15, and is a good use for this site.

The Board has concerns with this petition and feels it needs more time to think it through. The change will have a high impact on the Town and the abutters. The Board has the same concerns as the abutters.

Motion: Made by Mr. Creamer to close the Public Hearing.
Second: Ms. Dumas
Discussion: None
Vote: 7 – 0

The Board felt it needed more information.

Mr. Bergeron wants to amend the petition, change from Commercial II to Commercial.

Motion: Made by Mr. Creamer to rescind to close the Public Hearing.
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

Ms. Gibson-Quigley read what is permitted in Commercial District.

Mr. Bergeron stated that he has listened to the concerns and is willing to make changes.

Ms. Bubon stated that an amendment can be made to a petition, and that she will consult with Kopelman & Paige and check the bylaws of Holland and Union CT.

Mr. Creeden felt that the petitioner should withdraw.

The Board, Ms. Bubon, and the petitioner discussed the merits, concerns, and questions regarding amending the petition vs. withdrawing the petition.

Mr. Bergeron decided to withdraw the petition and resubmit a new petition to the BOS.

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

Motion: Made by Mr. Chamberland to allow Mr. Bergeron and Mr. Grossi to withdraw the petition to request that the property owned by them located at 650 & 680 Route 15 be changed from Rural Residential District to Commercial II
2nd: Ms. Dumas
Discussion: None
Vote: 7 - 0

**REVIEW PROPOSED AMENDMENT TO CHAPTER SIXTEEN –
GROUNDWATER PROTECTION DISTRICT AND REVISED
GROUNDWATER PROTECTION DISTRICT MAP.**

Ms. Bubon stated that the Groundwater Protection District map had to be amended due to the new Well # 4 that will be installed this year. The installation of the new well expanded the protection district to include an area along the Route 15 – I 84 corridors. This proposed amendment will update the bylaw so that the most up- to- date map is referenced.

Motion: Made by Mr. Creamer to act as Petitioner for the proposed amendment to Chapter 16, Section 16.04 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: Ms. Dumas
Discussion: None
Vote: 7 - 0

TOWN PLANNER UPDATE

- Potential Priority Development Site (PDS) analysis
Ms. Bubon stated that further review of the sites and discussion with other staff members regarding the suitability of the sites and the potential use of funding has been on-going. On October 29, 2008 she and the Conservation Agent walked all of the potential PDS locations since it became apparent that wetlands issues were associated with nearly every site identified. In your packets is a brief site description of each site, analysis of the readily apparent development impediments and/or issues that will need to be addressed, a GIS map of each site and the surrounding area, and photographs of the site.
- North Quabbin Regional Landscape Partnership event offerings;
- Tentative Meeting Schedule for the new year
 - January 13, 2009
 - January 27, 2009
 - February 10, 2009
 - February 24, 2009
- December 9, 2008 Meeting
 - Public Hearing for proposed Water Treatment Facility & Well # 4
 - Public Hearing – Temporary Sign Bylaw Proposal
- January 13, 2009
 - Public Hearing proposed revisions to Chapter 16 Groundwater Protection District

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

December 2, 2008

6:35 PM Public Hearing OSRD

7:30 PM Presentation to Planning Board & BOS – Overview of the Housing Plan by Leedara Zola of Bailey Boyd Associates & Housing Partnership

The Board felt that the rezoning of the Route15—or any-- parcel next to Rural Residential is a very hard decision to make. Need to take in all the facts.

On a motion made by Mr. Creamer, seconded by Ms. Gibson-Quigley, and voted unanimously, the meeting adjourned at 9:10 PM.

