

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 2, 2008

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

Present:

Tom Creamer
Jim Cunniff
Penny Dumas
Jennifer Morrison, Chair
Bruce Smith

Also Present: Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Absent: Russell Chamberland
Sandra Gibson-Quigley

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

APPROVAL OF MINUTES

Motion: Made by Ms. Dumas to accept the minutes of November 18,
2008

2nd: Mr. Smith

Discussion: None

Vote: 5 - 0

TOWN PLANNER UPDATE

MIIA Rewards

**PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE TOWN'S
ZONING BYLAW THAT WOULD ADD A NEW CHAPTER 17 – OPEN SPACE
RESIDENTIAL DEVELOPMENT (OSRD).**

Mr. Smith read the legal notice.

Ms. Bubon stated that Kopelman & Paige had reviewed the draft and made some edits to the proposed bylaw. She went over the edits and explained the changes with the Board and asked for their comments, if any.

The Board had a few changes of their own and basically agreed with Kopelman & Paiges' proposed changes. One item discussed was in Section 17.10 (A):

- (1) Frontage - change to:
No lot in the OSRD shall have less than fifty (50) feet of frontage
- (2) Delete reference to multi family homes
- (3) Lot Size - add - or 10,000 sq.ft. or which is greater

There was concern with the 50 feet frontage but the Board agreed each plan would be reviewed with staff and work with the developer.

Motion: Made by Mr. Creamer to close the Public Hearing.

2nd: Ms. Dumas

Discussion: None

Vote: 5 – 0

Motion: Made by Mr. Creamer to support the proposed amended new Chapter 17 OSRD in the Zoning Bylaw and to forward to Mr. Malloy for inclusion on the Annual Town Meeting warrant.

2nd: Mr. Smith

Discussion: The Board agreed it took a lot of time but a great job was done.

Vote: 5 - 0

OVERVIEW OF THE FINDINGS OF THE HOUSING NEEDS ASSESSMENT AND HOUSING PRODUCTION CONCEPTS PRESENTED BY LEEDARA OF BAILEY BOYD ASSOCIATES AND THE HOUSING PARTNERSHIP.

Mr. Blanchard, Chair of the Housing Partnership Committee, stated that the goal of this Housing Needs Assessment is to assist Sturbridge Housing Partnership and the community as a whole to gain a clearer understanding of community housing and its availability in Sturbridge, as well as a clearer understanding of the housing needs in Sturbridge.

Ms. Zola of Bailey Boyd Associates made the presentation. It was a condensed version of the presentation made at the Public Forum on October 28, 2008.

The Board supports the principles of the Housing Plan.

Motion: Made by Mr. Creamer to support the findings of the Housing Needs Assessment & Housing Concepts Plan.

2nd: Ms. Dumas

Discussion: None

Vote: 5 – 0

REVIEW OF POTENTIAL DEVELOPMENT SITE LOCATIONS

Ms. Bubon stated that a total of eight potential Priority Development Site (PDS) locations were reviewed as part of this process. Ms. Jacque, Conservation Agent, visited each site with

her and provided a brief analysis of apparent environmental issues for each site. Two of the eight sites consist of multiple parcels; the 212-226 Charlton Road site consists of four parcels owned by different property owners, and the Route 15 site contains two parcels owned by the same property owner.

The Board had concerns about the funding. What happens because of cutbacks and the Town could end up with no funding?

Ms. Bubon stated that elimination of state funds is a good possibility but the Town should still go forward the Priority Development Sites. Some of the funding could go for wetland delineation, traffic studies, and building footprint plan.

Ms. Bubon recommended that the Board support all sites with the exception of Site # 3 because of wetland issues.

Motion: Made by Mr. Creamer to support seven of the eight sites proposed and forward to the BOS to be placed on the warrant @ the next available Town meeting.

2nd: Mr. Smith

Discussion: Ms. Dumas noted that she has concerns about the Site # 2's egress onto Route 20 but supports the motion because Ms. Bubon presented the idea of looking into access to this site from Technology Park and the idea of using grant money to evaluate this i

Vote: 5 - 0

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

December 9, 2008

Public Hearing – Proposed Water Treatment Facility & Well # 4

Public Hearing – Temporary Sign Bylaw Proposal

The Board felt that the Mass Pike issue with toll hikes could make an economical impact on the community.

On a motion made by Mr. Creamer, seconded by Mr. Cunniff, and voted unanimously, the meeting adjourned at 8:55 PM.