

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JANUARY 27, 2009

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. Smith to accept the corrected minutes of January 13, 2009

**2<sup>nd</sup>:** Mr. Chamberland

**Discussion:** Add February 10 to upcoming meeting dates.

**Vote:** 7 – 0

**CORRESPONDENCE**

Letter from Kopelman & Paige – Re: Notice of Variance & Special Permit Decisions

Letter from Kopelman & Paige – Re: Cutting & Trimming of “Public Shade Trees”

**CONTINUATION OF THE PUBLIC HEARING ON A CITIZEN’S PETITION SUBMITTED TO CONSIDER A PROPOSAL TO INSERT A NEW CHAPTER EIGHTEEN, ACCESSORY DWELLING UNIT BYLAW. THE PROPOSED BYLAW WOULD ALLOW THE CREATION OF ACCESSORY DWELLING UNITS WITHIN SINGLE FAMILY HOMES OR ATTACHED ACCESSORY STRUCTURES WITHIN THE RESIDENTIAL AND SPECIAL USE ZONING DISTRICTS. IT IS ALSO PROPOSED THAT CHAPTER FIVE ( RURAL RESIDENTIAL DISTRICTS), CHAPTER SIX (SUBURBAN RESIDENTIAL DISTRICT), AND CHAPTER FOURTEEN ( SPECIAL USE DISTRICT) BE**

**AMENDED TO INCLUDE ACCESSORY DWELLING UNITS AS A SPECIAL EXCEPTION THAT MAY BE GRANTED BY SPECIAL PERMIT.**

Ms. Bubon stated that she provided the revisions to Mr. Babcock so that the original petitioners could all sign off on the proposed changes to the text.

Mr. Babcock obtained all the signatures with the new language and presented the new petition.

Ms. Bubon verified the signatures and will check with the Town Clerk to see if the signatures need to be certified.

**Motion:** Made by Mr. Creamer to close the Public Hearing.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Creamer to support the proposal to see if the Town will vote to amend the Zoning Bylaws by adding a new Chapter Eighteen – Accessory Dwelling Units as proposed and to forward the same to Mr. Malloy for inclusion on the Annual Town Meeting Warrant.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Creamer to support amending the zoning bylaw, Chapter Five; Chapter Six & Chapter Fourteen by adding the following new sections:  
5.02 (m) Accessory Dwelling Unit  
6.02 (b) Accessory Dwelling Unit  
14.02 (f) Accessory Dwelling Unit  
And to forward the same to Mr. Malloy for inclusion on the Annual Town Meeting Warrant.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 7 – 0

**ANDY CORMIER – STATUS REPORT ON LAUREL WOODS SUBDIVISION**

Mr. Cormier stated that even though the economy has started to turn, they have continued to invest their efforts on finishing the infrastructure on Cedar Street. Both the sewer and water systems were pressure tested and Cedar Street was closed over and asphalt repairs were made.

Ms. Bubon stated that no action is required by the Board. Mr. Cormier’s completion date is November 2009, and this report is merely an update.

**HEATHER BLAKELEY – REPRESENTING PILOT TRAVEL CENTER – REQUEST FOR EXTENSION FOR LANDSCAPING PLAN SUBMITTAL.**

Ms. Blakeley of Bertin Engineering spoke on behalf of the applicant. As the Board is aware, at the time of the three-year review in May 2008, Pilot was actively pursuing making major site re-design. With these proposed site modifications in mind the Planning Board agreed to not require a Landscaping Replant Plan as long as the proposed Redesign Site Plan was completed prior to February 1, 2009. Due to the major economic down turn in the second half of 2008, Pilot had to delay the proposed site redesign project. At this time, Pilot has recommitted to the redesign and is planning for a filing of a Site Plan by June, 2009 with an anticipated construction start date of spring, 2010. Pilot is requesting an extension from the original February 1st deadline to July 1, 2009 for condition # 3 of the three-year review with regards to the replanting plan submittal.

Ms. Bubon stated that she had no concerns with this request. Ms. Bubon also stated that she is aware that Ms. Blakeley is actively working on a submission for Pilot Travel.

**Motion:** Made by Ms. Dumas to grant an extension to July 1, 2009 for the Replanting Plan submittal.

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None

**Vote:** 7 – 0

## **TOWN PLANNER UPDATE**

Special Town Meeting – February 24, 2009

Request for Technical Assistance \_ CMRPC Commercial Tourist District Revitalization Plan – Draft Scope of Services

Sustainable Development Principles to be addressed:

- Concentrate Development & Mixed Uses – the plan as proposed will provide an analysis of commercial and/or residential development opportunities within this district including reuse and infill opportunities
- Make Efficient Decisions – the plan as proposed will provide an analysis of existing plans and bylaws and will recommend proposed changes and re-connections to existing plans in an effort to identify inconsistencies and/or impediments to development within the district. The proposal should provide for clear and consistent guidelines to development when complete.
- Expand Housing Opportunities – since this currently allows a mixture of uses including housing; the opportunity exists to promote additional housing as a means of helping to enhance and revitalize this area.
- Increase Jobs & Business Opportunities – the plan as proposed will make recommendations for the types of commercial uses that could be supported by the

Town and neighboring communities within the region. The plan will also provide recommendations on business attractions, retention and diversification, all of which can increase jobs and business opportunities.

The Board was in favor and supported the Scope.

**Motion:** Made by Mr. Creamer to support the CMRPC Commercial Tourist District Revitalization Plan.

**2<sup>nd</sup>:** Mr. Smith

**Discussion:** None

**Vote:** 7 – 0

Ms. Gibson-Quigley gave an update on the School project. She stated that the project is going forward. The SBA may choose a Designer on February 17<sup>th</sup>. The funds are still available - 1% of the sales tax.

### **NEXT MEETING**

February 10, 2009

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