

STURBRIDGE PLANNING BOARD  
MINUTES OF  
Tuesday, January 12, 2010

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM. On a roll call made by Ms. Morrison, the following members were present:

**Present:** Russell Chamberland  
Penny Dumas  
Francesco Froio  
James Cunniff  
Brian McSweeney  
Jennifer Morrison  
Sandra Gibson-Quigley, Chair

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to accept the amended minutes of December 1, 2009.  
**2<sup>nd</sup>:** Ms. Dumas  
**Discussion:** None  
**Vote:** 7 - 0

**SANR – HOWARD PRATT AND MARIE DOLDOORIAN – 243 BIG ALUM ROAD**

Ms. Bubon, Town Planner spoke on behalf of the applicant. She stated that Mr. Jalbert of Jalbert Engineering had a conflict and could not be present.

She stated that the applicant submitted a plan showing the division of the waterfront portion of their property into Parcel A, which is labeled “not to be considered a building lot. Since the lot is so labeled, it meets the requirements. Ms. Bubon recommended that the Board endorse the plan.

**Motion:** Made by Mr. Chamberland to endorse the plan submitted by Howard Pratt and Marie Doldoorian for the property at 243 Big Alum Road.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0  
Ms. Morrison, Clerk, signed the plan.

**PUBLIC HEARING TO CONSIDER A PETITION FILED BY RESURRECTION REAL ESATE LLC(PUBLIC HOUSE) FOR A PROPOSED AMENDMENT TO THE TOWN'S ZONING MAP. THE PETIONER REQUESTS THAT THE PROPERTY LOCATED AT 283, 275 AND 271 MAIN STREET BE CAHNGED FROM SUBURBAN RESIDENTIAL DISTRICT (SR) TO HISTORICAL COMMERCIAL DISTRICT (HC) AND THAT 277 MAIN STREET BE CHANGED FROM PART SUBURBAN RESIDENTIAL DISTRICT AND PART HISTORICAL COMMERCIAL DISTRICT TO ALL HISTORIC COMMERCIAL DISTRICT (HC).**

Ms. Morrison read the legal notice.

Mr. Glick submitted a revised letter changing the number on Main Street from 277 to 283.

Mr. Glick, General Manager of the Publick House spoke. He stated that the properties under their ownership be changed so that all properties are consistently zoned. Currently the property is zoned partially Historic Commercial and partially Suburban Residential. He stated that they are seeking to have all the properties changed to Historic Commercial.

He stated that for financing reasons, having all the property zoned the same makes sense for future planning in order to add more rooms for guests. This would also create more jobs and more tax revenue.

Mr. Hansen of 262 Main Street stated that changing the zone to all Historic Commercial enables the Publick House to expand and that could change the look of the Town Common. The Town Common is very unique and he wants it to stay that way. He is against the change.

Ms. Dumas stated that her concern is that the Publick House could be sold and torn down and a typical motel could be built in its place that could change the look of the Town Common. She does not support the change. There has to be another way to achieve growth without changing the look of the Town Common.

The Board can understand why the Publick House wants to change the zoning. It does make sense to have the zoning all the same but on the other hand it's a large area to be all the same and are concerned with the front area where Sadie Green is located.

Mr. Blanchard stated that Historic Commercial is very restrictive and would be able to limit retail. If you take out the Chamberland House and 271 Main Street, it may be more feasible.

Mr. Glick was in favor of eliminating those two properties from the change.

Mr. Wilson of 21 Cedar Street stated that rezoning such a large area would create a major change.

Mr. Glick agreed to remove 271 and 275 Main Street from the request to change to Historic Commercial.

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

**Motion:** Made by Mr. McSweeney to support and forward the petition to the BOS to be placed on the Warrant at Town Meeting of Resurrection Real Estate LLC (Publick House) to change 277 & 283 Main Street from Suburban Residential to Historical Commercial.

**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** Ms. Dumas stated that she cannot support the change.  
The Board had the following comments:

- Maybe more dialogue with the owner and the planning department by special permit could allow changes
- Historic Commercial is very restrictive
- See what Master Plan shows

**Vote:** 6 – 1 (Ms. Dumas)

### **CMRPC (MEGAN DIPRETE & ROSEMARY SCRIVENS) - REVIEW OF THE DRAFT – COMMERCIAL TOURIST DISTRICT REVITALIZATION PLAN**

Ms. Scrivens of CMRPC stated the vision for the Commercial Tourist District is to be an attractive neighborhood and commercial center that:

- Is pedestrian-friendly
- Caters to tourist and local residents alike
- Offers a variety of shopping opportunities, restaurants and inns as well as establishments offering family entertainment during the day and night
- Contains natural water resources that can be passively or actively enjoyed
- Provides adequate parking within a short walking distance to all of these facilities

Her recommendations are:

- Investigate possibility of funding streetscape improvements by a Community Development Action Grant through the Massachusetts Departments of Housing and Community Development. Such a grant might allow the Town to study and then put in place enhancements including consistent, attractive, historically appropriate signage, street lighting, sidewalk rehabilitation and fencing.
- Coordinate planning and public relations efforts among local businesses, Town of Sturbridge and OSV to develop history or eco-

tourism opportunities in and around the Fiskdale section of Town of Sturbridge

- Acquire and protect the River Lands
- Develop a streetscape improvements plan for Main Street/Route 20

The Board thanked Ms. Scrivens for a good job on the project and making such good recommendations.

Ms. Diprete of CMRPC stated that in order for this study to work the Town and the people need to work together and make it happen. And also work with MassDoT through CMRPC to work on the safety issues.

**OVERVIEW OF 43D ACTIVITIES BEING UNDERTAKEN BY CMRPC (MEGAN DIPRETE) AND DISCUSSION OF A PROPOSED ZONING AMENDMENT RELATED TO THE ADOPTION OF 43D**

Ms Bubon stated that that Ms. Diprete has been working with her on updating of the Rules and Regulations, Permitting Guidebook and Zoning Bylaw for compliance with Chapter 43D as adopted by the Town.

Ms. Diprete of CMRPC stated that even though the Town already follows these regulations, it will be good to have them as a bylaw for future Boards to follow. She stated that in the Spring the Town voted under MGL 43D, to designate a portion of Sturbridge as Priority Development Site where expedited permitting will apply. This bylaw establishes the permitting procedure for PDS site. It is largely modeled on the 43D statute (Mass General Laws Chapter 43D).

**Motion:** Made by Mr. Chamberland to serve as the petitioner for the proposed zoning amendment Expedited Permitting and forward to the BOS to be placed on the Warrant at the Town meeting

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

**Discussion:** Send a letter to the BOS requesting that even though it missed the deadline it still needs to be on the Warrant.

**Vote:** 7 – 0

**TOWN PLANNER UPDATE**

Letter to Permit Regulatory Office – Re: Town of Sturbridge – 43D Status Report

Correspondence from Kopelman & Paige – FCC Establishes Time Limits for Wireless Siting Decisions

Commonwealth Capital Application – Score of 64

Brownfields Program Manager – Site Nomination Form – missed the deadline – will fill out form for next time

Sanctuary & Highlands – not ready for acceptance – no street lights

**NEXT MEETING DATES**

- January 26, 2010
- February 2, 2010 & February 23, 2010
- February 9, 2010 Master Plan/Steering Committee

**OLD BUSINESS/NEW BUSINESS**

None

On a motion made by Mr. Cunniff and seconded by Ms. Morrison the Board unanimously voted to adjourn at 9:05 PM.