

STURBRIDGE PLANNING BOARD
MINUTES OF
Tuesday, April 13, 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
James Cunniff
Jennifer Morrison
Sandra Gibson-Quigley, Chair

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

Absent: Brian McSweeney
Francesco Froio

APPROVAL OF MINUTES

Motion: Made by Ms. Morrison to accept the minutes of March 9, 2010.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 – 0

TOWN PLANNER UPDATE

Exxon Mobil project began Monday, April 12, 2010

Correspondence from FEMA – new anticipated dates for map adoption

Training on the Massachusetts State Ethics Law – Thursday, April 29, 2010

Copy of Publick House withdrawal of Warrant Article – discussed at last meeting – letter left out of packet

PUBLIC HEARING TO CONSIDER A PETITION FILED FOR A PROPOSED AMENDMENT TO THE TOWN'S ZONING MAP THAT WOULD EXTEND THE COMMERCIAL TOURIST DISTRICT TO INCLUDE THE PROPERTY

KNOWN AS 9 HOLLAND ROAD. THE PROPERTY IS CURRENTLY ZONED GENERAL INDUSTRIAL.

Ms. Morrison read the legal notice.

Ms. Gibson-Quigley stated that this petition is Article 22 on the Town Warrant. The Finance Committee is taking no action because it came after the cut-off date. This proposed amendment to the Town's zoning map is a citizen's petition. The BOS accepted it to be placed on the warrant. The Planning Board is now having the public hearing.

She also stated that the newspaper article on this proposal was not correct. This is not a Planning Board article and the Board has not had any discussion on it. There has been discussion on this parcel by other committees such the Master Plan and the Downtown/Tourist District Revitalization Study.

Ms. Gibson-Quigley stated that the Planning Board will meet with the Finance Committee on April 22nd and report to them on this proposed petition and invited Attorney Neal to this meeting.

Attorney Neal spoke on behalf of the property owner, Ms. Cox. He stated that this petition is seeking to extend the commercial tourist district to the property, which is currently within the general industrial zone. The property is commonly known as the factory building which is located at the corner of Route 20 and Holland Road.

He stated that changing the zone would make it better suited to what the Town and community would like to have in that area. Potential uses could be all of those within the commercial tourist district.

The Board agreed this area should be changed, as it's not usable as it is now. Other committees have suggested the same and it would be a great improvement over the current zoning.

Ms. Dumas stated that she is in favor of this change but wants the owner to realize that in the future the zone may be changed to be more flexible, such as mixed use, or be included in an overlay district.

Motion: Made by Mr. Chamberland to close the public hearing.
2nd: Mr. Cunniff
Discussion: None

Motion: Made by Ms. Dumas to support the proposed zoning map amendment for the property located at 9 Holland Road and forward the petition to the Town Administrator for inclusion on the Town Meeting Warrant.

2nd: Ms. Morrison

Discussion: This is not the first time this change has come up, it is suggested in the Downtown/Tourist District Revitalization Study. As it is zoned now, Industrial, it is not usable. Planning Board report to the Finance Committee is on April 22nd.

Vote: 5 – 0

NOTICE OF RIGHT OF FIRST REFUSAL PROVIDED FOR LOT 10, 11, 16, 20, 26, 30 & 32 LADD ROAD(CARRINGTON PROPERTY) HAS BEEN SUBMITTED.

Ms. Bubon stated that according to Mass General Law Chapter 61, notice must be sent to the BOS, Planning Board, Conservation Commission, Board of Assessors and the State Forester prior to the sale of “chapter” land. She has reviewed the Open Space Plan of 2005 and the Sturbridge Reconnaissance Report of 2007 and found no reason to recommend that the Board should vote to exercise the Right of First Refusal.

She stated that the prospective purchaser is not sure of the future plans for the property but has indicated that they have several horses and enjoy “long rides in the woods, nature walks and wildlife photography.

Motion: Made by Ms. Dumas that the Planning Board send a letter to the BOS indicating that the Planning Board has no interest in exercising the Right of First Refusal for Lots 10, 11, 16, 20, 26, 30 32 Ladd Road.

2nd: Ms. Morrison

Discussion: No priority to purchase

Vote: 5 - 0

TOWN PLANNER UPDATE

Clothing Bin discussion – correspondence from Planet Aid

- Only issue for Planning Board is when it affects Site Plan Approval
- Should designate certain areas for the bins
- Need to regulate – BOS need a policy – how to police
- Have a work/joint meeting with the BOS and Design Review to determine regulations
- See how other Towns handle the bins

Allen Homestead – Ms. Bubon met with Attorney Mountzoures, Ms. Jacque and Mr. Morse on April 13, 2010 concerning the Water Quality Swale/detention basin. All are working together to solve the problems. New completion date is September 15, 2010

Recognition of Ms. Trapasso – successful completion of Level 1 Curriculum in Local Planning and Zoning through the CPTC

Central Mass South Chamber – Economic Development Roundtable was held on Monday, March 29, 2010. Ms. Bubon was unable to attend – Ms. Morrison attended in her place.

- Ms. Morrison stated the Chamber would like to work together with the towns in its region on economic development ideas
- How the Chamber can interact with the Town of Sturbridge, support the Town

- Have quarterly meetings

Old Business/New Business

Ms. Dumas – subcommittee – footbridge – keep as informal – to get discussion and gather information – talking with Conservation – Trails – Land Advisory. The Board agreed to keep it informal – no need to hold meetings – update the Planning Board

Mr. Chamberland stated that Penny’s Appliance has started construction and plans to reopen in June.

NEXT MEETING DATES

- April 26, 2010 – Annual Town Meeting
- April 27, 2010 – Joint Meeting with Design Review Committee
- May 4, 2010 – Burgess Elementary School Project
- May 11, 2010 – Master Plan Steering Committee
- May 18, 2010 – Planning Board Meeting

On a motion made by Ms. Morrison and seconded by Mr. Cunniff the Board unanimously voted to adjourn at 7:35 PM.