

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, SEPTEMBER 7, 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  
James Cunniff  
Francesco Froio  
Sandra Gibson-Quigley  
Brian McSweeney  
Jennifer Morrison

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

**ABSENT:** Penny Dumas

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Chamberland to accept the minutes of August 24, 2010.  
**Second:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 5 – 0 -1(Mr. Froio)

**TOWN PLANNER UPDATE**

Upcoming Meetings:

- September 21, 2010 – Planning Board – Anticipated Joint Meeting with the Design Review Committee to review the final draft of the proposed guidelines and zoning amendments. Waiver of Site Plan – Sturbridge Coffee House – relocate to 453 Main Street
- October 5, 2010 – Planning Board – Continuation of Public Hearing for MetroPCS
- October 12, 2010 – Master Plan Steering Committee
- October 19, 2010 – Potential Alternative Energy Seminar
- October 26, 2010 – Hold date for Master Plan Steering Committee

**PUBLIC HEARING – TRACTOR SUPPLY CO. IS REQUESTING SITE PLAN  
APPROVAL FOR AN OUTDOOR DISPLAY AREA TO OPERATE ITS RETAIL  
BUSINESS AT 178 & 196 MAIN STREET.**

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Ms. Morrison read the legal notice.

**Materials Reviewed:**

Site Development Plans, dated 12/8/09, revised through 8/3/10

Signed Application for Site Plan Review

Ms. Gibson-Quigley read the department memos from the following:

- Ms. Jacque, Conservation Agent, dated 8/19/2010
- Ms. Rusiecki, Board of Health Agent, dated 8/25,2010
- Mr. Lindberg, Building Commissioner/Zoning Enforcement Officer, dated 9/1/2010
- Mr. Wight, former Building Commissioner/Zoning Enforcement Officer, dated 3/23/2009
- Email from Mr. Barnicle, Conservation Commission Chair, dated 9/7/2010
- Email from Mr. T. Chamberland, dated 9/7/2010

Mr. Hague, property owner, spoke. He stated the proposed project consists of renovating the now vacant commercial building space on the southerly portions of the site. As part of the project, the Tractor Supply Company is proposing an outdoor storage display area in the southwest corner of the lot. The display will be enclosed with decorative fencing, and new plantings will be provided to supplement the existing mature trees in order to enhance the visual buffer from the street.

The investment in the development will provide a service to members of the community and rejuvenate the existing property by renovating and occupying a currently vacant building space. The project will not intensify demands on the existing traffic or utilities infrastructure and improvements can be accomplished with minimal site work.

The Board had the following concerns and questions:

- What is the purpose of the outside area – Mr. Hague answered – to show what is in stock and for pick-up
- Outdoor lighting – Mr. Hague –reuse the existing pole, which will be relocated – one single light
- Two fire hydrants in the back of the building – Mr. Hague – will have no parking in front of them
- Make the space around the fenced- in area more green – Mr. Hague agreed to it

Ms. Bubon stated that she passed a Tractor Supply in Easthampton and noticed that around their fenced in area, inside and out, were stacks of pellets. It does not look good.

She also stated that this space is a designated Priority Development Site. The space will be shared by Tractor Supply and Ocean State Job Lot. Minimal changes need to occur to the parking layout to accommodate the outdoor display area required by Tractor Supply. Due to this exterior change, Site Plan Approval was required for Tractor Supply Company but will

not be necessary for Ocean State Job Lot. No new paving or stormwater structures will be installed as part of this project.

Ms. Bubon stated that it was a pleasure working with Mr. Hague and it's been a long time coming and glad that it is all going to work out.

The Board decided to add more conditions:

- No outside storage of any chemicals
- No storage trailers outside
- Plan showing dumpster area
- Fire hydrants should be marked and no parking marked
- Add to condition # 5 – with the exception of bollards

Ms. Roscioli of 2 Big Alum Road stated that she is in favor of the project and it will be good to see activity there and have the building occupied.

Mr. Briere of 2 Arnold Road stated that he is in favor of Tractor Supply moving into the Town and it will be good for the community.

**Motion:** Made by Ms. Morrison to close the Public Hearing.

**Second:** Mr. McSweeney

**Discussion:** None

**Vote:** 6 – 0

**Motion:** Made by Mr. McSweeney to approve Site Plan with 12 Conditions to Tractor Supply for their outdoor display area at 178 & 196 Main Street

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

**Discussion:** Ms. Bubon stated that Condition # 12 should be provision of the final plan showing the dumpster location.

**Vote:** 6 – 0

## **TOWN PLANNER UPDATE**

Allen Homestead – plans for the basin modification were submitted to and approved by Conservation Commission. This is the first step in making corrections to provide access to this basin so that the subdivision may be accepted

Green Communities Planning Assistance Program – We have received the grant for planning assistance

Final 43D Report due September 7, 2010

Alternative Energy Seminar potentially planned for October 19, 2010. Clean Energy Project at DPW is complete. This session will provide a brief overview of the installation at DPW and will provide advice for homeowners on Energy Savings measures and alternatives for their homes.

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#### CEDS Project List

- Priority Development Sites
- CT Revitalization Plan
- Route 15 - Recreational Plan
- Route 15 – Special Use
- Basketville Site

Ms. Bubon stated that the last two issues of the Worcester Business Journal wrote about projects in Sturbridge:

- Sturbridge Brewery
- Mole Hollow Candles
- Tractor Supply & Ocean State Job Lot

#### Parking Standards by Mr. Golas, Intern in the Planning Department

Ms. Bubon spoke on his behalf, she stated that Mr. Golas reviewed the current Zoning Bylaw on Off-Street Parking Spaces and how they pertain to the Commercial Tourist District. The reuse of existing commercial structures is difficult because many sites do not contain adequate area to develop parking as required by the current Zoning Bylaw. He compared zoning bylaw 20.21/20.22 to other towns' bylaws and ordinances. The towns he reviewed in this process include Franklin, MA, Palmer, MA and Spencer, MA, which he felt had similar character to Sturbridge.

The Board discussed the sample towns' bylaws and thought Spencer's was too open ended, Franklin's language was not the greatest, either. Palmer's language seems to be a good starting point for Sturbridge.

A lot more work and research needs to be done. Ms. Bubon stated that she will ask Mr. Golas to count the number of spaces in the CT District to see what is really there and then try and develop a more reasonable requirement. We need to talk to property owners to see how new parking regulations can work for all.

The Board would like to have more discussion about changes to this bylaw during November/December meetings.

#### **OLD BUSINESS/NEW BUSINESS**

Ms. Gibson-Quigley stated that the Burgess School Project had its groundbreaking last week. They notified the Planning Department of the start of the project and provided a list of emergency contacts to the department.

On a motion made by Ms. Morrison, seconded by Mr. Cunniff, and voted 6-0 the meeting adjourned at 7:55 PM.

