

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, NOVEMBER 9, 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. Gibson-Quigley the following members were present:

Present: Russell Chamberland
James Cunniff
Penny Dumas
Sandra Gibson-Quigley, Chairman

Absent: Francesco Froio
Brian McSweeney
Jennifer Morrison

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

APPROVAL OF MINUTES

The minutes of October 19, 2010 could not be voted because the Board did not have a quorum of members present at the October 19th meeting.

ANR – SUZANNE E. LULU – NEW BOSTON ROAD

A plan was submitted by Suzanne E. Lulu showing the re-division of a parcel of land previously endorsed by the Board on June 15, 2010. The applicant did not care for the configuration of Lots #4 and #5 as originally laid out by the surveyor and has submitted a plan reconfiguring those two lots. Frontage is not affected by this new plan and Lots 1-3 and 6 are not affected by this plan. Ms. Bubon recommended that the Board endorse the plan submitted.

Motion: Made by Mr. Cunniff to endorse the plan submitted.
Second: Ms. Dumas
Discussion: None
Vote: 4 – 0

The Board signed the plan.

**REQUEST FOR WAIVER OF SITE PLAN APPROVAL – WINEBUYER’S
OUTLET, LLC – PROPOSE TO OCCUPY RETAIL SPACE LOCATED AT 453**

MAIN STREET FOR SPECIALTY RETAIL OPERATION INCLUDING WINES AND SPECIALTY FOODS AND GIFT ITEMS.

Materials presented:

Application of Waiver of Site Plan Approval dated October 20, 2010
Letter from Attorney Neal dated October 20, 2010 – Re: 453 Main Street
Plan of Land owned by Interim Holdings LLC – dated 8/31/2010
Certificate of Organization – The Winebuyer’s Outlet, LLC

Attorney Neal spoke on behalf of the applicant. He stated that Winebuyer’s Outlet will move in to the first floor of the property at 453 Main Street. Winebuyer’s Outlet will occupy 1,615 square feet of the first floor of the building. The exterior of the building will remain the same, but for the elimination of the front walk, as shown in yellow on the Plan, as the main entrance will be from a handicap accessible entrance adjacent to the front porch.

Mr. Sagansky, owner and manager of Winebuyer’s Outlet spoke. He stated that the operation will conduct on a retail level the sale of wines to be consumed off premises, as well as the sale of wine, wine gifts, gift baskets, gift boxes, glassware and accessories of every description, kind, type and nature. Furthermore, to sell products local to the Sturbridge area and surrounding communities such as artesian breads, prepackaged cheeses, hand crafts relating to food and wine, healthy snacks and beverages and high quality gourmet gift items.

The Board questioned the use of the second floor.

Attorney Neal stated that they are just occupying the first floor and the second floor is for residential rental.

Ms. Bubon read the department memos from the following:

- Mr. Morse, DPW Director
- Ms. Jacque, Conservation Agent
- Mr. Lindberg, Building Commissioner/Zoning Enforcement Officer
- Ms. Rusiecki, BOH Agent

Ms. Bubon stated that Sturbridge Coffee House is relocating into the former Romaldo’s location and is currently evaluating options for the use of Inn space. Negotiations are also currently underway with the adjoining owner for an expanded Shared Parking Agreement to be filed with the Board. When definitive decisions have been made, Ms. Rogers will present an application to the Board for a change in use. In the meantime, only the coffee shop will be operated at a greatly reduced seating capacity than the former restaurant.

Ms. Bubon recommends approval of this application.

Motion: Made by Mr. Chamberland to grant Waiver of Site Plan Approval to Winebuyer’s Outlet, LLC for the property at 453 Main Street to operate a specialty retail operation including wines and specialty foods and gift items.

2nd: Ms. Dumas

Discussion: None

Vote: 4 – 0

PLANNING BOARD DISCUSSION OF DRAFT MASTER PLAN CHAPTERS

Ms. Gibson-Quigley stated that the Public Forum for the Master Plan will be held on November 18, 2010 at the Public House at 6:30 PM, and at this time the public will be able to comment on the chapters.

The following chapters were discussed:

- Housing
- Transportation
- Land Use and Community Design
- Energy and Sustainability
- Natural, Historic and Cultural Resources

The Board in general was a little disappointed in VHB not making more recommendations on the different chapters. They are the professionals; they should be able to provide more and better direction for the Town.

PLANNING BOARD DISCUSSION OF CT DISTRICT REVITALIZATION PLAN IMPLEMENTATION

Ms. Bubon stated that she brought her personal laptop and converted the map to PDF, in order to present last night. She stated that she added plantings and fencing as shown on the “Beautification Plan” and added the comments from the Walkable Communities Day Visioning Session we had. She met with Ms. Dumas and added the boardwalk and footbridge identified to access the Riverlands and future trails. She stated this map provides a good starting point for the work-session with the BOS scheduled for December 6, 2010.

Ms. Dumas presented two options, A and B, with A being preferred. Ms. Dumas stated that Option A is located to the rear of the 1738 Apartment House Complex. This area has a beautiful wetland area, which would add a special element to the crossing. An elevated boardwalk could be placed on the land which would lead to a small footbridge over a stream. Once over the stream a path would lead visitors to a footbridge over the Quinebaug River, ultimately landing on Sturbridge’s Riverland parcel.

She stated that Option B is located behind the baseball field at Turner’s Field. This location currently has a path along the north side of the river, though this path run close to privately owned land.

Ms. Bubon stated that presenting this plan to the BOS is a start and will lead to talks with MassDot.

TOWN PLANNER UPDATE

- CT District Parking – Recommendations next meeting
- Sturbridge Plaza – Work has begun – have emergency numbers – building permit issued to Ocean State Job Lot
- Design Standards – DRC met last and will review the revisions
- Open Space Plan – Ms. Bubon working on the plan – requesting photos
- Holiday Activity – Planning Department to decorate a holiday tree for the Conservation Commission Scavenger Hunt
- Planning Board Rules & Regulations – working on the updates
- Master Plan – Public Forum – November 18, 2010 – Public House – 6:30 PM
- Impediments to Development – present to Board November 30th and pass to VHB
- Completion Dates – mailed letters to all permit holders affected by the recently enacted Chapter 240 of the Acts of 2010
- Mass Energy Insight – Ms. Bubon completed the training – Mr. Cunniff is scheduled for training next week

Upcoming Meetings:

- November 16, 2010 – Master Plan Steering Committee
- November 18, 2010 – Public Forum at the Public House – 6:00 – 9:00 PM
- November 30, 2010 – Planning Board
- December 6, 2010 - Work Session with BOS
- December 7, 2010 – Planning Board

OLD BUSINESS/NEW BUSINESS

Sal's Pizza - open - November 9, 2010

Former Bark & Bubble – Children's Crossing may be moving in

On a motion made by Mr. Chamberland, seconded by Mr. Cunniff, and voted 4 - 0 the meeting adjourned at 8:30 PM.