

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 15, 2011**

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: Charles Blanchard
James Cunniff
Penny Dumas
Brian McSweeney
Jennifer Morrison
Sandra Gibson-Quigley, Chairman

Absent: Russell Chamberland

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

Ms. Gibson-Quigley welcomed newly appointed Mr. Blanchard to the Board.

APPROVAL OF MINUTES

Motion: Made by Mr. McSweeney to accept the amended minutes of December 7, 2010.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 – 0 – 1 (Mr. Blanchard)

**CLIFFORD CURBOY – INFORMAL DISCUSSION OF LONG POND ESTATES
– OLD ROUTE 20 & CAMP ROAD**

Materials presented:

Conceptual Plan – Condominium Association – 26 Houses – Clifford Curboy
704 Route 20, Sturbridge MA by Robert G. Murphy & Assoc., Inc. – Environmental
Consultants date 1/24/2011

Mr. Curboy stated that he has met with Ms. Bubon and Mr. Morse discussing ways to improve the subdivision.

Ms. Bubon stated that a major issue was access onto Camp Road, a private way that is in sub-standard condition. As the Board is aware, abutters had strong opinions related to work

on the roadway and how that may impact their properties, wells and drainage. During one of their meetings Mr. Morse and Ms. Bubon suggested that Mr. Curboy survey the property owners regarding whether or not they would like to see the roadway access improved, what they would be willing to do financially to support such improvements, etc., since they all have a vested interest in the roadway.

A survey was issued by Mr. Curboy and twenty- four of twenty-seven property owners responded. It is clear that the majority of those surveyed on Camp Road would support a connecting road between Camp Road and Route 20 if there is no cost to them. However, that changes greatly when respondents were asked if they could contribute to the improvements. Since all of the property owners have a vested interest in the private roadway all would need to agree in some manner to the proposed improvements. Therefore, given the response, Ms. Bubon thinks a connecting road is not a viable option at this time. Ms. Bubon would recommend that an OSRD be designed that uses only frontage on Route 20 for access. Mr. Curboy would like input from the Board.

Another issue is that Mr. Curboy would like to resolve the split zoning on the property. The front 4.5 acres is zoned General Industrial and the remaining 36 ½ acres is zoned Suburban Residential. Mr. Curboy would like to change it all to Suburban Residential.

Ms. Bubon stated that it is the last piece of General Industrial Land on the west side of Town. The Draft Economic Development Element rates this Industrial Land as valuable to retain as Industrial Land. The Concept Map within the Draft Element depicts the expansion of the bounds of the industrial land to include some of the residential land in the area. Ms. Bubon stated that she did speak to Mr. Casino of RKG about this issue. In her opinion, the property is sensitive since it is encumbered by flowage easements and potential vernal pools, and is also a piece of property that has recreation potential due to an existing trail network and proximity to the lake. Ms. Bubon stated that she disagrees with RKG's recommendation. Mr. Casino indicated that with this new information he can understand Ms. Bubon's position.

The Board did agree with Ms. Bubon, that Mr. Curboy should go forth to petition the BOS with a zoning change: change the 4.5 acres from Industrial to Suburban Residential, thereby making all of the property Suburban Residential.

The Board did agree that the plan still needs a lot of work and had the following input:

- Make all the homes have access to the recreational uses
- Have a village in the center and homes around
- Creativity in the OSRD Bylaw – could be show piece for the Town
- Deed restriction with the strip of land being changed to SR

Mr. Curboy stated that he is in the process of finding a new engineering firm with experience in Open Space Residential Development. He wants this project to go forward.

Motion: Made by Ms. Dumas for RKG to reconsider their Concept Map within the Draft Element depicting the expansion of the bounds of the industrial land to include some of the residential land in this area.

2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0

CONTINUE REVIEW OF DRAFT RULES AND REGULATIONS

Ms. Bubon stated that she inserted all the edits into the Rules and Regulations and is providing recommendations on the definition for Major Project. A project defined as Major would be required to submit a Development Impact Statement as part of the Site Plan Approval process.

Ms. Bubon stated that she agrees with Mr. Suhoski's edits for Major Projects.

The Board suggested eliminating the following language: "including additions to existing buildings that will result in a total square footage of 5,000 square feet or more" and change 50 parking spaces to 25.

Ms. Bubon stated that all that remains is to make the final corrections, a final proofreading and insertion of the Chapter numbers. She did ask someone to do the final proofreading of the document.

Mr. Blanchard volunteered to proof read the Rules and Regulations after the corrections are made.

DISCUSS PARKING STANDARDS IN THE COMMERCIAL TOURIST DISTRICT

Mr. Creamer of the BOS asked why there is a restriction on distance within the Commercial Tourist District in the shared parking requirements. If there is no limit in feet between shared parking agreements it would make the District more walkable.

The Board did agree with Mr. Creamer's statement and recalled that they had come to the same conclusion during a previous discussion. In section 20.21, the Board would like to propose that within the Commercial Tourist District there shall not be any requirement to comply with the 300' limitation for parking and that shared parking is allowed anywhere within the District.

Motion: Made by Ms. Morrison to forward the proposed zoning amendments 20.21 and 20.22 to the BOS in accordance with the provisions of MGL Chapter 40A, Section 5 to begin the public hearing process.

2nd: Mr. Cunniff
Discussion: None
Vote: 6 - 0

TOWN PLANNER UPDATE

Habitat for Humanity Memo

Letter from Federal Emergency Management Agency – Re: Final Flood Hazard Determination – Final Summary - Proposed amendment to our Section 3.12 of our Zoning Bylaw that was prepared by Mr. Markesick, Flood Hazard Mapping Coordinator, Division of Water Supply Protection, MA Department of Conservation & Recreation. Ms. Bubon stated that this will need to be adopted at the Annual Town Meeting or the Town risks participation in the RFIP.

Motion: Made by Ms. Morrison to forward the proposed zoning amendment Section 3.12 to the BOS in accordance with the provisions of MGL Chapter 40A, Section 5 to begin the public hearing process.

2nd: Mr. McSweeney

Discussion: None

Vote: 6 – 0

Green Communities – Sturbridge – Agenda – March 9, 2011 @ 2:30 PM

Solar Energy Seminar - hosted by Planning Department in March

Letter from Kopelman & Paige – Re: Siting Solar & Wind Energy Facilities Under the State Zoning Act & the Green Communities Act

Charter Review Committee – Suggestions

Planning Board members to be appointed – as it is now

CPTC Conference Schedule – March 19, 2011

Letter from the Publick House – Re: repaving parking lot

Spaho Corp. – requesting an extension of time

Worcester Business Journal – article – Leading A Turnaround at OSV/Jim Donahue

Next Meeting

March 8, 2011

OLD BUSINESS/NEW BUSINESS

Ms. Dumas wanted to know about the rezoning of the land at the Publick House. She was under the impression that the Publick House was waiting for the Board to make a decision. Ms. Bubon stated that in fact the Public House wants to wait.

Ms. Dumas stated that Tractor Supply has put up their fence using chain link (unapproved fencing material) – Ms. Bubon will talk to Mr. Lindberg

Ms. Dumas questioned RKG – Route 49 & 20 – Industrial – wetlands – how far to go

Ms. Bubon wait to see the final draft of recommendations.

Next Meeting Dates

March 8th & 22nd – 29th(Presentation)

April 12th & 26th

May 10th & 24th

June 14th & 28th

On a motion made by Ms. Morrison, seconded by Mr. Cunniff, and voted 6 - 0 the meeting adjourned at 8:15 PM.