

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, April 12, 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. Gibson-Quigley the following members were present:

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Sandra Gibson-Quigley, Chair

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

Absent: Brian McSweeney
Jennifer Morrison

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of March 22, 2011.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 - 0

Motion: Made by Mr. Cunniff to accept the amended minutes of March 29, 2011.
2nd: Mr. Blanchard
Discussion: None
Vote: 5 – 0

ANR – MARK & ZANDRA CLOUTIER – 50 WALLACE ROAD

Mr. Para of Para Land Surveying spoke on behalf of the applicant. He stated that parcels 50 and 52 to be combined onto a single lot # 50. The plan meets all the requirements.

Motion: Made by Mr. Blanchard to endorse the plan of 50 Wallace Road, assessors map 39, parcels 50 and 52.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 – 0

The Board signed the plan.

ANR – MARK & ZANDRA CLOUTIER – 46 WALLACE ROAD

Mr. Para of Para Land Surveying spoke on behalf of the applicant. He stated that lot 46 and 48 to be combined into a single lot. The plan meets all the requirements.

Motion: Made by Mr. Chamberland to endorse the plan of 46 Wallace Road, assessors map 39, parcels 4 G and 4 -8.

2nd: Mr. Blanchard

Discussion: None

Vote: 5 – 0

The Board signed the plan.

PUBLIC HEARING – THE PROPOSED AMENDMENT WOULD AMEND CHAPTER 7 – COMMERCIAL DISTRICT, CHAPTER 8 – COMMERCIAL TOURIST DISTRICT, CHAPTER 9 – GENERAL INDUSTRIAL DISTRICT, CHAPTER 10 – INDUSTRIAL PARK DISTRICT, CHAPTER 11 – COMMERCIAL II DISTRICT AND CHAPTER 13 – HISTORIC COMMERCIAL DISTRICT. THE PROPOSED AMENDMENTS WOULD INSERT LANGUAGE IN THE APPROPRIATE LOCATION IN EACH OF THESE CHAPTERS REFERRING APPLICANTS TO THE DESIGN REVIEW GUIDELINES AND PROCESS.

Ms. Gibson-Quigley read the legal notice.

Ms. Bubon stated that over the past year the Board had worked with the Design Review Committee and Consultants to develop a new Design Review Committee Handbook and Design Guidelines. It was adopted on March 27th.

The changes proposed to the Zoning Bylaw will insert language in each of the commercial and industrial chapters of the Zoning Bylaw that will alert applicants to the Design Review process. The chapters for the modifications are Chapter 7 – Commercial District, Chapter 8 – Commercial Tourist District, Chapter 9 – General Industrial District, Chapter 10 – Industrial Park District, Chapter 11 – Commercial II District, and Chapter 13 – Historic Commercial District.

Ms. Bubon stated that Mr. Eichman from Kopelman & Paige made some minor edits to the DRC language insertion that the Board was proposing. His concern is that it said this process was part of the site plan process but it does not specifically reference that in Chapter 25. The intent is still the same with the modified language.

The Draft Warrant only references Chapter 7 and 8; it should reference Chapters 7, 8, 9, 10, 11 and 13. Ms. Bubon stated that she advised Mr. Suhoski of the change.

The Board supported the changes.

Motion: Made by Mr. Blanchard to close the Public Hearing
2nd: Ms. Dumas
Discussion: None
Vote: 5 – 0

Motion: Made by Mr. Cunniff to support and forward the proposed amendment that would insert language in the appropriate location in each of these chapters referring applicants to the Design Review Guidelines and process - Chapter 7 – Commercial District, Chapter 8 – Commercial Tourist District, Chapter 9 – General Industrial District, Chapter 10 – Industrial Park District, Chapter 11 – Commercial II District to the Town Administrator for inclusion on the Town Meeting Warrant.

2nd: Mr. Blanchard

Discussion: None

Motion: Made by Mr. Cunniff to amend the motion to include Chapter 13 – Historic Commercial District.

2nd: Mr. Blanchard

Vote: 5 - 0

PUBLIC HEARING – THE PETITION OF MR. CURBOY REQUESTS THAT A PORTION OF PROPERTY (THE FRONT 4.5± ACRES) LOCATED AT 740 MAIN STREET BE CHANGED FROM GENERAL INDUSTRIAL TO SUBURBAN RESIDENTIAL AS SHOWN ON THE PLAN SUBMITTED.

Ms. Gibson-Quigley read the legal notice.

Mr. Curboy the property owner spoke. He stated that during previous meetings it was discussed that this parcel was not appropriate for General Industrial development and for that reason should be changed to Suburban Residential.

Ms. Bubon stated that the site is encumbered by flowage easements, wetlands and potential vernal pools and is in close proximity to Long Pond. There is a trail network adjacent to this parcel and there remains the possibility of recreational access easements being obtained over the Army Corp property to access the lake.

It was noted that this area was never mentioned as a priority development. The Board supported the change.

Motion: Made by Mr. Chamberland to close the Public Hearing.
2nd: Mr. Blanchard
Discussion: None
Vote: 5 – 0

Motion: Made by Mr. Chamberland to support and forward the petition of Mr. Curboy to change a portion of property (the front 4.5± acres) located 704 Main Street to be

changed from General Industrial to Suburban Residential; to the Town Administrator for inclusion on the Town Warrant Meeting.

2nd: Mr. Blanchard

Discussion: None

Vote: 5 – 0

BURGESS SCHOOL BUILDING PROJECT – DISCUSS THE CONSTRUCTION PROJECT HOURS

Mr. Goulet, representing Lamoureux Pagano Associates, the Owner's Project Manager of the Burgess School Building project spoke. He stated that because of the harsh winter the construction is behind schedule. Since they are on a tight schedule of September 6th to be finished with phase I, they need to work all day on Saturdays. That is why condition #12 of the Site Plan Approval needs to be modified. He asked the Board to extend the hours for construction on Saturdays to 7:00 AM to 4:00 PM.

The Board understood the need to extend the hours but they do want the construction crew to be mindful that summer is approaching and to be considerate with the noise.

Mr. Goulet stated that most of the work to be done are windows being installed, landscaping and the ballfields.

Motion: Made by Mr. Chamberland to amend Condition # 12 of the Site Plan Approval to state that exterior construction shall occur during the hours of 7:00 AM to 4:00 PM on Saturdays through the end of Phase IIB.

2nd: Mr. Cunniff

Discussion: None

Vote: 5 – 0

TOWN PLANNER UPDATE

- Ms. Trapasso has been awarded a Certificate of Completion for the Citizen Planner Training Collaborative Level 2 Curriculum in Local Planning & Zoning
- Letter from Kopelman & Paige – Re: Notable New Regulations from the State Ethics Commission
- Finance Committee Meeting – Zoning Amendments Review - April 14, 2011 @ 7:10 PM at Town Hall

PUBLIC HEARING – THE PETITION OF MR. GROSSI REQUESTS THAT PROPERTY LOCATED AT 5 HAYNES STREET BE CHANGED FROM SUBURBAN RESIDENTIAL DISTRICT TO HISTORIC COMMERCIAL DISTRICT. THE PROPERTY CONTAINS 1.357± ACRES.

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Ms. Gibson-Quigley read the legal notice.

Mr. Grossi spoke on behalf of his wife Mrs. Grossi who owns the property. He stated that the home was one of Frank and Harriet Haynes' properties. Mr. Haynes was an orchardist. He stated that the land directly across the street from 5 Haynes Street, where the Publick House Motel, formerly known as the "Orchard Inn" is located was the site of his orchard. Five Haynes was separated from the orchard across the street.

A year-long restoration of the home is nearing completion and the historic character of the home has been preserved. It is their intent to sell the property and see it used as either a home or as a business.

Given the fact that the home is listed in the National Register of Historic Places, is included in the Sturbridge Common Historic District and the site's provenance as a former part of what is now one of the most recognized historic businesses in Sturbridge, they feel that a zone change is not out of character for the area and its use as a business would be in keeping with the use directly across the street from the home. For these reasons, they make this petition to rezone 5 Haynes Street from Suburban Residential District to Historic Commercial District.

Ms. Bubon stated that the Master Plan recommends the following relative to the Historic Commercial District "Since the actual intent of this zoning district is unclear, consider revising the use regulations for the Historic Commercial zone along Route 15 to reflect the existing hospitality-oriented businesses. Incorporate the Publick House property boundaries into the district. Given the lack of undeveloped land in the district, revise the zoning provisions to encourage suitable redevelopment opportunities.

Mr. Blanchard noted that they were hoping for the Master Plan to be more specific in guidance in this area along Route 15.

Members of the Board stated that being in the Historic Commercial District would be more restrictive on what can be developed, and can preserve the nature of the district.

Ms. Dumas stated that she would prefer to wait to make this change, she is not a risk taker, and would like to see an overlay district.

Motion: made by Mr. Blanchard to close the Public Hearing.
2nd: Mr. Chamberland
Discussion: None
Vote: 5 – 0

Motion: Made by Mr. Blanchard to support and forward the petition of Amy Grossi that the property containing 1.357± acres, located at 5 Haynes Street to be changed from Suburban Residential District to Historic Commercial District to the Town Administrator for inclusion on the Town Warrant Meeting.
2nd: Mr. Chamberland

Discussion: None
Vote: 4 – 1 (Ms. Dumas)

TOWN PLANNER UPDATE CONTINUED

- Update – Green Communities – slow process – the 2 consultants have been given authorization to the Town’s utility bills
- Update – Planning Department Activities
 1. April 20th – Stretch Code discussion
 2. Open Space Plan – final stages of the report
 3. Green Valley – Workshops – May 18 & May 23
 4. APA Conference – attended by Ms. Bubon – good information at the workshops

Next Meeting

April 26, 2011

OLD BUSINESS/NEW BUSINESS

Ms. Dumas stated that she spoke to the owner of Winebuyers Outlet- opening April 16th

Mr. Chamberland stated the site at Pilot Travel is not clean. He also stated that there was interest in the Solar Energy presentation.

On a motion made by Mr. Cunniff , seconded by Mr. Blanchard , and voted 5 - 0 the meeting adjourned at 8:00 PM.