

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, FEBRUARY 28, 2012**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM. On a roll call by Ms. Dumas the following members were present:

**Present:** Charlie Blanchard  
Russell Chamberland  
James Cunniff  
Penny Dumas  
Brian McSweeney  
Sandra Gibson-Quigley, Chair

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

**Absent:** Ginger Peabody

Ms. Gibson-Quigley opened the meeting and read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Blanchard to accept the amended minutes of February 14, 2012.  
**2<sup>nd</sup>:** Mr. McSweeney  
**Discussion:** None  
**Vote:** 5 – 0 – 1 (Mr. Chamberland)

**ANR – GREGORY A. & KRISTINE M. HUDZIK – 72 WESTWOOD DRIVE**

**Materials presented:**

Application for Endorsement of Plan Believed not to Require Approval – received 2/21/2012 – for Gregory A. & Kristine M. Hudzik

Plan of Property Owned by Gregory A. & Kristine M. Hudzik – 72 Westwood Drive – prepared by Jalbert Engineering – 54 Main Street, Sturbridge MA – plan date 2/15/2012 – DWG # 12029

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the plan shows the division of the parcel of land into Lot 2A and Lot 2B. Lot 2B is noted “not to be considered a building lot and is to be conveyed to Bichop and Linda Nawrot and is

to remain in common ownership of other land of Nawrot to form one contiguous lot. The remaining land has sufficient area and frontage to conform to current zoning.

Ms. Bubon recommended that the Board endorse the plan.

**Motion:** Made by Mr. Chamberland to approve and endorse the plan submitted for Gregory A. & Kristine M. Hudzik for the property at 72 Westwood Drive.

**2<sup>nd</sup>:** Ms. Dumas

**Discussion:** None

**Vote:** 6 - 0

Ms. Dumas, Clerk of the Planning Board signed the plan.

**KEN YUKIMURA & COLLEEN CHARBONNEAU – NEW TENANTS AT 376 MAIN STREET TO PROVIDE OVERVIEW OF PROPOSED NEW RESTAURANT TO THE BOARD.**

**Materials presented:**

Letter from Mr. Muratore – Re: Expansion – dated 2/14/2012

Ms. Bubon stated that back in 2006 a Waiver of Site Plan was granted to Mr. Muratore to renovate the building at 376 Main Street and open a D’Angelo’s Restaurant. At that time it was not known what the second tenant would be. As time passed, the D’Angelo’s proposal was dropped and Sal’s Pizza was opened in its place; the second space has remained vacant.

Mr. Yukimura will be the Chef and Owner of Sturbridge Seafood which is now proposed to occupy the second space within the building. Ms. Bubon asked Mr. Yukimura to meet with the Board to explain his proposal and so that he may be able to address concerns, if any raised by the Board and he agreed.

Mr. Yukimura presented to the Board diagrams of the proposed restaurant.

Mr. Yukimura stated that the plan is to make it a casual family seafood restaurant, and add 40 seats, including bar seating. The plan is to add on to the kitchen for the new side, along with sharing the Sal’s kitchen. The staff will also be shared.

The Board recommended that an additional sign be added directing patrons to additional parking in the rear.

The Board wished Mr. Yukimura good luck with the project.

**REVIEW & DISCUSSION OF THE DRAFT CHANGES TO THE HISTORIC COMMERCIAL DISTRICT BYLAW AND MAP DELINEATION AS PROPOSED**

**BY THE SUB-COMMITTEE (PENDING RECEIPT OF COMMENTS FROM TOWN COUNSEL)**

Ms. Bubon stated that the Historic Commercial District Bylaw Review Subcommittee had been meeting on a regular basis since the end of August to review the current bylaw and delineation and to consider amendments to both. During this process, the committee reviewed other towns' bylaws, the handbook "Preservation Through Bylaws and Ordinances", and other reference materials such as the Secretary of Interior's Standards for the Treatment of Historic Properties, and several books related to preservation planning.

It was the goal of the subcommittee to ensure that the final product would meet the goal in the Master Plan which states:

"Consider revising the historic commercial zone along Route 15. It is recommended that the regulations be revised to reflect existing hospitality related uses while providing appropriate protections for the historic nature of the area. Additionally, the boundaries should be extended to include all of the Publick House property. There is very little undeveloped land in this district so that future development would most likely involve redevelopment or alterations to existing uses." With this goal in mind, the subcommittee met with representatives of the Publick House, prior to drafting this proposal, to better understand their future plans.

The subcommittee believes that working towards the Master Plan will also satisfy the concerns of residents in the area that look and feel of the Town Common area remains intact.

The delineation proposed will incorporate all the property owned by the Publick House into the Historic Commercial District providing ample opportunity for them to expand in the future. Also, to expand the District to the northwest to include the properties from the Publick House property to the I-84 Overpass on the south side of Main Street, and is proposing to include the properties on the north side of Main Street from the Town Hall to the I-84 Overpass as shown on the map provided entitled "Proposed New District Delineation Historic Commercial District", dated 2/1/2012.

The subcommittee gave careful consideration to including other residential properties within the District, but believed that the residential properties are what contribute to the character and the historic nature of the area and therefore did not include additional properties. The subcommittee considered expanding the District down Route 15, but decided to hold off on that until the Board has time to re-evaluate the Special Use District zoning as recommended by the Master Plan.

The Board had the following edits and questions:

- Purpose – page 1 add – and, or
- Page 2 – (h) – add the word and – correct the spelling – should be snow
- Guidelines - add the following to each – for all projects requiring Site Plan Approval

- Guidelines for additions to existing structures..... – 5 bullet on page 5 – add public
- Guidelines for Infill Development.....2<sup>nd</sup> bullet – delete – single story - 4<sup>th</sup> bullet – delete the last sentence – page 6
- With respect to Design Review, applicants shall note the following: - delete (a) – re-letter the bullets – page 6
- Proposed Definition Changes – new definitions: delete – proposed # 2
- Proposed Modifications to Existing Definitions – delete # 2
- Proposed – delete # 3
- Existing Definitions – delete # 4
- The Board questioned – will the Publick House be restricted with the use of their tent – Ms Bubon stated that the tent is accessory to the main use

**Motion:** Made by Mr. Cunniff for the Planning Board to serve as petitioner for the proposed changes to Chapter 13 – Historic Commercial District, Chapter 2 – Definitions and the proposed changes to the Historic Commercial District on the Zoning Map as proposed and to forward these proposed amendments to the Board of Selectmen to begin the Public Hearing process.

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

**Discussion:** Ms. Dumas stated that it is really important to keep the character of the neighborhood in place.

**Vote:** 6 - 0

## **TOWN PLANNER UPDATE**

Ms. Bubon stated that she and the Sign Bylaw Subcommittee feel that there just isn't enough time to amend this bylaw to meet the deadlines for the Annual Town Meeting in June. They need the time to work on this proposal in order to make a good bylaw. They will continue to work on the changes.

Ms. Bubon stated that there are three subdivisions that are nearly ready for Town acceptance as public roads. So, therefore, she has asked Mr. Suhoski to place holders on three spots on the Town Warrant.

The three subdivisions are the following:

- Spaho – waiting for as-builts and the easements to be clarified
- Sanctuary & Highlands – waiting for the street lights to be installed – National Grid has the order

Ms. Bubon stated that the Town never voted to accept the provisions of G.L. c.41, s.81U. The acceptance of the provisions of this section would allow the town, through its BOS, to utilize funds held for subdivision surety to complete subdivisions as per the approved plan if deemed necessary due to non-completion of ways and services.

**Motion:** Made by Ms. Dumas to forward to the BOS to see if the Town will vote to accept the following provisions of G.L. c.41, s.81U – “In any town which accepts the provisions of this paragraph, the proceeds of any such bond or deposit shall be made available to the town for expenditure to meet the cost and expenses of the municipality in completing the work as specified in the approved plan. If such proceeds do not exceed one hundred thousand dollars, the expenditure may be made without specific appropriation under section fifty-three of chapter forty-four; provided, however, that such expenditure is approved by the board of selectmen. The provisions of this paragraph shall not apply to cities or to towns having town councils”, or take any action relative thereto.

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

**Discussion:** None

**Vote:** 6 - 0

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

Ms. Gibson-Quigley stated that the MPIC made their presentation to the BOS and it went very well.

### **NEXT MEETING**

March 13, 2012

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