

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 11, 2014**

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

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters

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

Absent: Penny Dumas, Clerk

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

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to accept the amended minutes of January 28, 2014.
2nd: Mr. Blanchard
Discussion: None
Vote: 6 – 0

ANR – PORCHLIGHT INVESTMENT I, LLC – 8 HINMAN STREET

Materials presented:

Form A – Application for Endorsement of Approval Not Required Plan – Porchlight Investment I, LLC – 8 Hinman Street – received 2/11/2014

ANR Plan of Land – Porchlight Investment I, LLC – 8 Hinman Street & 502 Main Street – plan date 1/21/2014 – project # 12-635 – DWG #81P – received 2/11/2014

Ms Bubon stated that the plan shows the parcel on 8 Hinman Street and 502 Main Street are being combined into one.

Ms. Bubon stated that she recommends that the Board endorse the plan.

Motion: Made by Mr. Chamberland to endorse the plan for Porchlight Investment I, LLC for the property at 8 Hinman Street and 502 Main Street.
2nd: Ms. Waters
Discussion: None

Vote: 6 – 0

The Board signed the plan.

INFORMAL PRESENTATION OF PLANS FOR THE CORNER OF ROUTE 20 & NEW BOSTON ROAD.

Materials presented:

Conceptual Plans for 21 New Boston Road – prepared by MidPoint Engineering & Consultants

Mr. Doherty of MidPoint Engineering and Mr. Patel, the property owner were present to discuss the project.

Mr. Doherty stated that that this parcel has been designed and redesigned many times for a few years. Last year a new bylaw was written, the Village Gateway District, and they are trying to design this project according to the bylaw. This is a tough site to work, it has the pipeline running through it and the configuration presented is the best layout.

The parcel will have the motel in the back, closer to Cedar Lake and in the front facing Route 20 will be a proposed restaurant and bank. The parcel will be landscaped.

Mr. Doherty stated that he would like comments, concerns, and questions from the Board.

The Board had the following concerns and questions:

- Need more sidewalks and crosswalks to make it easier and safer to get from one place to the other
- The plan still shows too much parking – maybe some can be combined – need more plantings – too much concrete
- The drive-thru for the bank is visible from Route 20 – maybe an alternate design could be on the side of the building
- Incorporate compact car parking – could create more green space
- The proposed restaurant's service area faces Route 20 – could that area have a design to look like part of the building
- Will there be tractor trailers parking and staying – Mr. Patel stated that the motel will be business friendly and will not be attracted to the trucks as the parking just will not be there from them – this will be a high end motel
- Why two curb cuts on New Boston Road – Mr. Doherty stated that the first one (closer to Route 20) is for the bank – the exit for the drive-thru and the second one is the main entrance to the motel
- Can you work with MassDOT for the land in front to have more landscape – Ms. Bubon stated that MassDOT is in favor having that area landscaped but they will not maintain it – as long someone will maintain they are in favor

The Board would like to see visual concepts of how the site looks from the lake and from Route 20.

Mr. Doherty stated that these were all good comments and he will look into all of them and see what will work.

The Board and Ms. Bubon stated that this conceptual plan was a good start and consistent with the bylaw and this was a good discussion.

CONTINUATION OF THE DISCUSSION ON MEDICAL MARIJUANA FACILITIES BYLAW

Materials presented:

Medical Marijuana Draft Proposed Zoning Bylaw Amendment – Town of Sturbridge – Revisions dates 1/2/2014 & 2/4/2014

Maps prepared by Ms. Bubon – Medical Marijuana Overlay District (Part 1))
Medical Marijuana Overlay District (Part 2) With 300'
Buffer from Baypath
Medical Marijuana Overlay District (Part 2) With 500'
Buffer from Baypath
Medical Marijuana Overlay District (Part 2) Alternative

Memo from Thomas J. Ford, III, Chief of Police – Re: Medical Marijuana Dispensaries – received 2/11/2014

Ms. Bubon went through each of the maps and explained why some of the areas were excluded. She stated that these facilities have to be allowed, so we need to be realistic in where they should be located.

The Board decided to have the facilities in the Medical Marijuana Overlay District (Part 1) within the GI District and within the Industrial Park District (Medical Marijuana Overlay District (Part 2) with 300' Buffer from Baypath.

The Board made the following revisions to the Medical Marijuana draft proposed zoning Amendment:

- Page 1 – second paragraph – delete the last four sentences
- # 3 add dates to the maps
- Page 2 – delete # 5
- Registered Marijuana Dispensaries - B. – change 500 feet to 300 feet
- Page 3 – Procedure – delete (d)
- (f) – revise to a description of all activities to occur on site; i.e. cultivation – processing

- Page 4 Physical Requirements – delete (c); (e) & (f) should be bullets under (d)
- Conditions – (a) only – hours of Operation, including dispatch of home deliveries – delete (b)
- Page 5 – (f) delete from all management to accurate – change contact person to of all management staff – (g) period after facility and delete from there to end of sentence
- Page 6 – Findings: delete all except (c) and (e) and add at the end – as determined by the Chief of Police – Change 30.09 to 30.08

Motion: Made by Mr. Chamberland for the Planning Board to be the petitioner for the proposed bylaw and overlay district map and that both be sent to the BOS to begin the process as outlined in Chapter 40A, Section 5 of the MGL.

2nd: Mr. Cunniff

Discussion: None

Vote: 6 – 0

DISCUSS STREET AND FRONTAGE DEFINITIONS & PROPOSED AMENDMENTS

Materials presented:

Email from Mr. Eichman, Kopelman & Paige, Definitions – dated 2/11/2014

Ms. Bubon stated that during the BlueWave application process, it came to her attention that our definition of street referred to an “Official Town Map” that has not been kept up to date. Therefore, many of our new subdivisions are not located on the map, or if there is an error, the street is not located on the map. It was determined at that time that our definitions should be amended.

The Board had the following changes:

- Delete – the following definitions – street, street “major”, street “secondary”, street “local”
- Delete – Section 20.09
- Insert the following new definitions: Street: (a) An improved public way
(b) A way shown on a plan
heretofore approved by the Planning Board in
accordance with the Subdivision Control Law;
or
(c) A way in existence when the
Subdivision Control Law became effective in
the Town of Sturbridge, having in the opinion
of the Planning Board sufficient width,
suitable grades, and adequate construction to
provide for the needs of vehicular traffic in

relation to the proposed use of land abutting thereon or served thereby and for the installation of municipal services.

Motion: Made by Ms. Waters for the Planning Board to be the petitioner for the proposed bylaw changes and that the be sent to the BOS to begin the process as outlined in Chapter 40A, Section 5 of the MGL
2nd: Mr. Blanchard
Discussion: None
Vote: 6 - 0

TOWN PLANNER UPDATE

Letter from Ms. Desy - Re: Commercial Tourist District Plan – dated February 1, 2014

Letter from Cumberland Farms – Re: Temporary Binder course – dated January 29, 2014 – both Ms. Bubon & Mr. Morse agreed to the following:

1. All catch basin grates (CB-1 and trench drain) will be lowered to properly accept stormwater runoff from the binder course, and will then be raised up upon installation of the top course of pavement.
2. All pavement striping will be completed on the binder course of pavement prior to the site opening.
3. The finish pavement coat will be applied and striped prior to May 9, 2014. Our goal is to complete this work when the weather is adequate for the application.
4. All landscaping will be completed prior to May 23, 2014

OLD/NEW BUSINESS

Ms. Bubon has applied to CMRPC for 25 hours of Local Technical Assistance – CDT final zoning recommendations

Cumberland Farms project has been a learning process of how to deal with construction on a limited/constrained site.

NEXT MEETING

February 25, 2014

On a motion made by Mr. Blanchard, seconded by Mr. Cuniff, and voted 6 – 0, the meeting adjourned at 8:50 PM.

