

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, FEBRUARY 24, 2015**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Gibson-Quigley noted the members were present.

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

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

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to accept the draft minutes of February 10, 2015.  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 6 – 0 - 1 (Mr. Chamberland)

**RANDY BERCUME – LAUREL WOODS – REQUEST RELEASE OF FUNDS  
FROM LENDER’S AGREEMENT FOR WORK COMPLETED**

**Materials presented:**

Letter from Randy Bercume requesting Release of Funds – dated February 16, 2015

Form P – Inspection Form – Laurel Woods Subdivision

Ms. Bubon stated that the applicant has requested release of the amount of \$47,500.00 from the Lender’s Agreement to pay for work completed. The work completed includes clearing of right-of-way and subgrade preparation. These items have been inspected and approved by Mr. Morse on February 10, 2015.

Ms. Bubon recommends that the Board vote to authorize the release of the amount of \$47,500.00.

**Motion:** Made by Mr. Blanchard to authorize the release of the amount of \$47,500 from the Lender's Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Savings Bank.

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

**Discussion:** None

**Vote:** 7 – 0

## **ERIC SMITH – CMRPC – DLTA PROJECT UPDATE CT DISTRICT ZONING ANALYSIS AND RECOMMENDATIONS**

### **Materials presented:**

CMRPC – Town of Sturbridge – Commercial Tourist District PDA (#287-8) Draft

Sturbridge Planning Board Project Presentation – Commercial Tourist District PDA – February 24, 2015

Mr. Smith made his presentation. He stated that the Town submitted DLTA project request in February 2014 for "an analysis of parcel size and configuration in the District as it relates to dimensional controls, the creation of bylaws to promote infill, and a review of parking requirements for this District."

Mr. Smith stated that CMRPC approved 25 hours PDA technical assistance for the PDA Assessment; the Scope was developed in May 2014.

Mr. Smith stated that the overarching goal for this report was to have CMRPC staff assist in the review and assessment, and in providing final zoning recommendations to promote redevelopment strategies that were proposed in 2009 CMRPC Commercial Tourist District Revitalization Study.

The Board had the following questions and concerns:

- Are there funds or grants to help with the parking issues - Mr. Smith stated there are grants but first you need to figure where the parking should be
- Need to make more accessibility to the trails and river
- More flexibility in design
- Would agree to LPA assistance

Mr. Smith thanked the Board for letting him present his draft and if the Board has more comments or suggestions to email Ms. Bubon and she will forward them to him.

## **TOWN PLANNER UPDATE**

Solar Amendments – Ms. Bubon stated that back in October, edits were made to the Solar Bylaw. The Board was in favor of the edits. Ms. Bubon is still waiting to hear back from

Kopelman & Paige about the definitions. Ms. Bubon stated that the Board is running out of time to hold the public hearing in order to have the amendment for the Annual Town Meeting. She would like the Board to vote to start the process and forward the edits to the BOS.

**Motion:** Made by Mr. Chamberland to be the petitioner for the proposed modifications to Chapter 29 – Solar Zoning Bylaw and forward that to the BOS to begin the process.

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

**Discussion:** None

**Vote:** 7 - 0

### **OLD/NEW BUSINESS**

Mr. Cunniff proposed that the Board consider utilizing the money in STA to find a solution to the parking issue in the Commercial Tourist District.

Ms. Bubon stated that she has asked STA and Betterment for money for the Commercial Tourist District, this money will be used for signage and landscaping. Ms. Bubon stated that you need to have a quote before you can ask for a dollar amount. Taking small steps will accomplish more.

### **NEXT MEETING**

March 10, 2015 – Center Office Building

On a motion made by Mr. Cunniff, and seconded by Mr. Blanchard, and voted 7– 0, the meeting adjourned at 7:55 PM.