

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 14, 2017**

Ms. Waters, the Clerk, called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Waters noted the members present.

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Heather Hart
Susan Waters, Clerk

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

Absent: Sandra Gibson-Quigley, Chair

Ms. Waters opened the meeting and read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to approve the amended draft minutes of January 24, 2017.

2nd: Mr. Blanchard

Discussion: None

Vote: 5 – 0 – 1 (Ms. Waters)

ANR – Diverdi Builders, Inc. – 347 New Boston Road

Materials presented:

ANR Plan Content & Submittal Checklist – Diverdi Builders, Inc. – 367 New Boston Road
– received 2/11/2017

Plan of Property Surveyed for Diverdi Builders, Inc. – 367 New Boston Road– prepared by
Jarvis Land Survey, Inc. – plan date 1/14/2017 – N.B. #281-62 – Plan 16-776

Form A – dated 1/27/2017 – Diverdi Builders, Inc.

Ms. Bubon stated the purpose of this plan is to subdivide the existing parcel into eight separate building lots.

Ms. Bubon recommends that the Board endorse the plan since it meets all the requirements.

Motion: Made by Mr. Cunniff to endorse the plan for Diverdi Builders, Inc., 367 New Boston Road.
2nd: Mr. Blanchard
Discussion: None
Vote: 6 – 0

Ms. Waters signed the plan.

PROPOSED TEMPORARY MORATORIUM BYLAW ON RECREATIONAL MARIJUANA ESTABLISHMENTS

Materials presented:

Draft 1 – Propose to insert a new Chapter 31 – Proposed Temporary Moratorium on Recreational Establishments – revised 2/7/2017

Ms. Bubon that stated after the last meeting she felt that the Board wanted to move forward with the moratorium. She suggested that the Board be the petitioner and if after the meeting on the 21st with the BOS and Attorney Bard, the Board felt it didn't want move forward on the moratorium it can always pull it.

The Board wanted to move forward with the temporary moratorium on Recreational Marijuana Establishments.

Motion: Made by Mr. Blanchard to be the petitioner for the proposed Temporary Moratorium on Recreational Establishments and forward the proposal to the BOS to begin the Public Hearing process.
2nd: Mr. Chamberland
Discussion: None
Vote: 6- 0

DISCUSS PROPOSED BYLAW AMENDMENTS FOR RESTAURANT DEFINITIONS, PARKING STANDARDS AND DRIVE THRU STANDARDS

Materials presented:

Restaurant/Drive Thru – Part Two – February 7, 2017

Options for Defining Restaurants

The Board had the following questions, concerns and comments:

- Can the Village Gateway District be separated – Ms. Bubon stated yes
- Need more discussion on the Village Gateway District
- Leave the Commercial Tourist District as is – do not want the combining of two lots to make a drive thru because more parking is necessary
- Prohibit combining lots in the Commercial Tourist District

- Why Mr. Cunniff has changed his mind on a drive thru in the Village Gateway District – now you are in favor
- Can be more specific with drive thru by Special Permit – need to meet the criteria

Motion: Made by Mr. Blanchard to be the Petitioner for the proposed changes to Chapter Two Definitions, Chapter Seven Permitted Use and Chapter Eleven Permitted Uses and forward the proposals to the BOS to begin the Public Hearing process.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

OFF STREET PARKING STANDARDS, LOADING AND DRIVE THRU STANDARDS

- Table – Parking Spaces by Use – page 7 – delete Boarding House & Tourist House
- Delete lodges, meeting rooms and continuous entertainment such as arcades & bowling alleys – keep Health clubs, gyms and similar
- Page 8 – delete daycare & other place of assembly

Motion: Made by Mr. Blanchard to be Petitioner for the proposed new Chapter 21 – Off Street Parking, Loading and Drive Thru Standards and forward the proposal to the BOS to begin the Public Hearing Process.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 - 0

TOWN PLANNER UPDATE

February 21, 2017 - meet with the BOS to discuss Trolley Study Findings & Recreational Marijuana

February 28, 2017 – Public Hearing – Arland Tool Office Building

March 14, 2017 – Continuation of Heal Inc.

March 28, 2017 – Zoning Amendments Hearing – Potential request for Special Permit for a larger than 30 sf wall sign for the Holiday Inn Express

Blackington Building - handicap ramp - soon

OLD/NEW BUSINESS

None

NEXT MEETING

February 28, 2017

On a motion made by Mr. Cunniff, and seconded by Mr. Blanchard and voted 6 - 0, the meeting adjourned at 7:25 PM.