

**Board of Selectmen  
January 22, 2019  
Town Hall**

**Present:**

Mary Blanchard, Chairman  
Priscilla Gimas, Vice-Chair  
Mary Dowling, Clerk  
Michael Suprenant  
Ted Kozak, Interim Town Administrator

**Also Present:**

Scott Gerrish  
Tim Moyangh  
James Waddick  
Nelson Burlingame, Building Inspector  
Chief Tom Ford, Police Chief  
Jean Bubon, Town Planner  
Rebekah DeCourcey, Town Planning Assistant  
Kevin Filchak, Economic Development  
Charles Blanchard, Planning Board Chair  
Christopher Bouchard, Planning Board  
Russell Chamberland, Planning Board  
Michael Chisholm, Planning Board  
James Cunniff, Planning Board  
Heather Hart, Planning Board

**Absent:**

Chase Kaitbenski  
Jeneé Lacy, Admin Assistant  
Susan Waters, Planning Board  
Heather Weston, COA

**Chairman Blanchard called the meeting to order at 6:30 pm.**

**The Selectmen led the Pledge of Allegiance.**

**Public Service Announcements**

M. Blanchard read the public service announcements

- Day Trip to Mt. Snow – Sponsored by the Recreation Department
- Tax Assistance for Low Income Senior and Disabled Citizens Program

**Vote on Dementia Friendly Community Training – Heather Weston**

The Board and T. Kozak discussed the Dementia Friendly Training.

**Motion: To support and encourage Dementia Friendly Training throughout the Town of Sturbridge. By: M. Suprenant**

**2<sup>nd</sup>: M. Dowling**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

**Public Hearing: Tree Harvesting Permit 192 Podunk Rd. – Scott Gerrish**

M. Dowling read the legal ad for the public hearing.

Scott Gerrish and Tim Moyangh came before the Board of Selectmen and S. Gerrish explained his plan for timber harvesting at 192 Podunk Road in response to damage to the trees because of th Gypsy Moth infestation.

The Board discussed the memos received from the DPW and the Conservation department, and discussed conditioning a corduroy if rutting occurs.

M. Dowling read a letter she received from an abutter, conveying support for the forest harvesting permit.

**Motion: To close the public hearing. By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

**Motion: To approve a permit for forest harvesting by S. Gerrish with all the conditions that were discussed. By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

**Community Food Collaborative Request – James Waddick**

J. Waddick came before the Board of Selectmen and requested the Boards continued support regarding the Community Food Collaborative. J. Waddick gave background information regarding the CFC. J. Waddick requested the continued use of water from the Town Hall for the purpose of watering the CFC's garden which is located behind the Town Hall, he also discussed the CFCs use of rain barrels and a drip system to conserve water use.

M. Dowling commented that she is pleased with how much of a success the CFC project has been.

**Motion: To allow the Community Food Collaborative to use Town Water as last year. By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

**Department Heads Updates**

**Building Department**

N. Burlingame came before the Board of Selectmen and gave the monthly reports from December and January for the Building Department.

M. Suprenant asked when Panera Bread was going to be opening because there was some confusion, N. Burlingame stated that it should be end of February to middle of March.

M. Suprenant also asked about a building construction on Brookfield Rd. N. Burlingame gave the Board an update on that construction project.

## Police Department

Chief Ford came before the Board of Selectmen and gave the monthly reports from November, December and January for the Police Department.

M. Blanchard asked about an increased number of incidences of protective custody for mental health problems. Chief Ford discussed that they are starting to see an increase in mental health emergencies, stating that he doesn't think it's a negative thing, but that those types of emergencies are being recognized more.

M. Suprenant asked if the Police Department does patrols of the bodies of water in Sturbridge because of people out on the ice this time of year. Chief Ford responded that the Police Department doesn't have a snowmobile that they can do patrols on but that they hope people will notify them promptly if there is any incidents on the ice.

Chief Ford commended the Officers and other Police Department personnel who volunteered for the events run through the Holiday session.

## Joint Meeting with Planning Board

### Rt. 15 Corridor Zoning Development Strategies

The Planning Board, J. Bubon, and K. Filchak came together with the Board of Selectmen to start a joint meeting.

J. Bubon started by explaining that the Route 15 corridor has been the focus of various studies including the 2011 Master Plan and two DLTA projects completed by the CMRPC. The consensus was that current zoning combined with a lack of Town Sewer and Water infrastructure has limited development in this area. The most recent DLTA Market Analysis Study presented several options: tourism/recreation-related, healthcare/medical uses, or manufacturing/distributing. J. Bubon wanted to have a joint meeting between the Planning Board and the Board of Selectmen to discuss which direction they feel the Town should go to help guide her in drafting proposed zoning changes to the Route 15 Corridor.

C. Blanchard brought up that there are two other large projects happening on the Route 15 Corridor within the last year, the former Yogi Bear Campground (now Pike Lake RV Resort) is undergoing a complete transformation and the former Hebert's Candy building is now going to be Paw Plaza, a dog daycare and training facility. Bringing in similar businesses based around recreation and entertainment would be conducive to this area.

M. Blanchard also stated that there needs to be a change regarding the restrictions with the Planned Unit Business Development (PUBD). J. Bubon added that she agrees and depending on which direction they decide to go, they may just choose to eliminate that and rewrite the standards completely.

M. Blanchard brought up the issue of manufacturing and delivering zoning, the Rt. 15/Rt. 131 intersection is lacking capacity of tractor trailer trucks making the right turn off of Rt. 131. M. Blanchard also discussed the increase in traffic throughout Town and that bringing in a large recreation or entertainment facility would bring in additional traffic, but would be better than large commercial trucks.

M. Blanchard also indicated that the lack of infrastructure has been a major concern that has limited the development of Rt. 15 and in 2010 Tighe & Bond did a study and found that the cost for increasing the infrastructure was very expensive, which means there would have to be enough new development in the area to create revenue to offset the cost. Since 2010 the Town has updated the Waste Water Treatment Facility and that would be able to handle an increase of flow through the extension of the system.

M. Dowling stated that she thinks the commercial/recreation option would be the best to go with because it is already very much supported by the town and it would follow along with the business that are already in that area. M. Dowling brought up a sports complex that was proposed in 2012 and had a lot of community support. Though it never came to fruition, sports and related fields are something the community seems to acknowledge there is a need for in Town. M. Dowling also stated that we already have day trippers in town coming to Old Sturbridge Village, and enhancing the recreation aspect of Sturbridge would help them stay longer. Medical is good too, but we just had the new medical facility that went in on Rt. 20.

M. Suprenant stated that having more events in town may attract more development. A goal for economic development should be increasing recreation facilities like rock climbing, etc.

P. Gimas stated that as long as the outdoor recreation facilities bring in money, but water and sewer is still going to be an issue. The cost of it, who pays for it, stating that they need to find a resolution that allows the Town to move forward and not be hindered by cost.

C. Blanchard discussed that in regards to water and sewer, hopefully the revenue from the facilities going into that area would be able to support it and since the Tighe & Bond study the Town's waste water treatment plant has been upgraded to support more. C. Blanchard brought up having the developer pay for the water and sewer lines that would have to go in, though M. Blanchard stated that would probably be an issue and even the study suggested that the Town pay for it.

H. Hart stated the area doesn't have the density to offset the cost.

M. Blanchard stated that if they have good zoning and good interest by the community they should be able to find a good developer who would be willing to front the cost.

H. Hart stated that the corridor has changed over time, there is large solar array that is there now, and once the renovated campground opens it will attract people to the area and the recreation items discussed are the things people are looking for. These attractions may get visitors to stay an extra day, a weekend or a whole week at a time.

K. Filchak discussed that the Town needs to give visitors something to do outside of OSV. The average visit time to the Village is about 3 hours, what other things can Sturbridge provide for these visitors.

M. Dowling brought up that some residence have suggested having an outdoor entertainment area similar to Tanglewood.

P. Gimas has heard suggestions from residence regarding the Town creating a cultural spot for multiple uses, an outdoor area is preferable but since we have some wet summers an indoor location would also be useful. The two Boards agreed that having an indoor area for multiple uses would be something they should pursue.

J. Bubon stated that they will start looking at a comprehensive rewrite of the Special Use District and the PUBD and bring ideas back to the Board of Selectmen soon.

M. Dowling and J. Bubon discussed commercial zoning.

Both the Planning Board and Board of Selectmen had similar views of which direction they would like to see development move in the Route 15 Corridor. J. Bubon stated that she will take the comments and ideas and come back to the board with drafted zoning bylaw proposals.

### **Vote to Authorize Chair of BOS to Sign Green Communities Grant Application**

J. Bubon gave a short synopsis of the Green Communities Grant, stating that Sturbridge has been designated as a Green Community and the designation grant is around \$143,000. The projects that the grant will be used for are all items that came out of the Energy Reduction Plan. J. Bubon stated that the application still isn't completely ready but she requested that the Board of Selectmen authorize the Chair to sign the application when it is completed.

The Board and J. Bubon discussed items on the project list for the grant.

**Motion: To allow the Chair of the Board to sign the Green Communities Grant Application.**

**By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

### **Town Administrator's Update**

T. Kozak gave updates regarding the MMA Conference.

M. Suprenant stated that during the MMA Conference he went to the Worcester County Selectmen's Association meeting and he discussed the Association having a meeting in Sturbridge. P. Gimas stated that she had emailed someone at the Association and asked to put the meeting in Sturbridge on hold because L. Gaumond had just left and she wanted the Board to be correctly represented.

M. Suprenant stated that the Association asked if they could come here for a meeting on April 17<sup>th</sup>. The Board discussed when the best date to have the Association come to Sturbridge and decided on that the 17<sup>th</sup> would work.

M. Dowling discussed the seminar on state money available for Mass works projects during the MMA Conference and about bridge grants.

T. Kozak gave updates regarding the MPO Meeting, the Betterment Committee Meeting, and the Energy Management Meeting.

M. Suprenant discussed the Selectmen taking the Emergency Management Training for Public Officials. The Board discussed the FEMA training. P. Gimas asked that the link for the FEMA certifications be forwarded to all of the Selectmen.

### **Old Business**

P. Gimas asked M. Blanchard how they should go about getting ready for the discussion to pick the new Town Administrator. M. Blanchard responded that in the past they have usually just had a discussion and then a motion.

P. Gimas brought up the FinCom joint meeting and asked when it would be scheduled. M. Blanchard stated that it is usually in March.

### **New Business**

No new business.

### **Correspondence**

M. Dowling read the correspondence.

T. Kozak stated that he forward the correspondence from the DEP to S. Moody (Water & Sewer) and he will prepare a response and will have information regarding it in his next report.

**Approval of Minutes**

January 7, 2019

**Motion: To approve minutes from January 7, 2019 as amended. By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

January 14, 2019

**Motion: To approve minutes from January 14, 2019 as amended. By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in Favor (4-0) (C. Kaitbenski Absent)**

**Citizen's Forum**

**Executive Session – Pursuant to MGL c. 30A s.21(a)(3) to discuss Police and Fire negotiations, where the Chair of the Board of Selectmen declares that discussion in Open Session would have a detrimental effect on the position of the Town AND the approval of minutes.**

**Motion: To go into Executive Session Pursuant to MGL c. 30A s.21(a)(3) to discuss Police and Fire negotiations, where the Chair of the Board of Selectmen declares that discussion in Open Session would have a detrimental effect on the position of the Town AND the approval of minutes, not to reconvene in open session. By: M. Dowling**

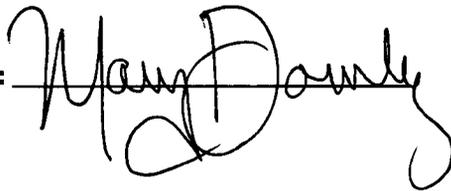
**2<sup>nd</sup>: P. Gimas**

**Roll Call Vote: All in Favor (4-0) P. Gimas – Yes, M. Suprenant – Yes, M. Dowling – Yes, M. Blanchard – Yes, C. Kaitbenski – Absent.**

**Went into Executive Session at 8:10pm.**

**Minutes prepared by: Jeneé Lacy**

**Clerk of the Board:**



**Date signed:**

*Feb 25 '19*