

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 23, 2016**

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

Ms. Gibson-Quigley noted the members 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. Blanchard to approve the draft minutes of January 12, 2016.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0 – 1 (Ms. Dumas)

ANR – BRIAN MENARD – 22 ALLEN ROAD

Materials presented:

Plan of Properties Owned by Brian K. Menard & Robert H. Menard – 22 & 26 Allen Road –
prepared by Jalbert Engineering – plan date 1/7/2016 – DWG #16003

Town of Sturbridge – Form A Application for Endorsement of a Plan Believed not to
Require Approval – date 1/26/2016 – Brian K. Menard – 22 Allen Road

ANR Plan Content & Submittal Checklist – Brian K. & Robert H. Menard – Allen Road

Ms. Bubon stated that the purpose of this plan is to reconfigure the division lines of lots 2 and 3. Lot 2 is to be divided into two parcels of land namely, Lot 2A and parcel 2B. Lot 2A has sufficient frontage and area to conform to current zoning bylaws. Parcel 2B is not to be considered a separate building lot and is to be conveyed to and held in common ownership with the abutting land (Lot 3)

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

Motion: Made by Mr. Chamberland to endorse the plan owned by Brian K. Menard & Robert H. Menard – 22 & 26 Allen Road prepared by Jalbert Engineering – plan date 1/7/2016 – DWG #16003

2nd: Mr. Blanchard

Discussion: None

Vote: 7 – 0

Ms. Waters, the Clerk, signed the plan.

DISCUSSION OF POTENTIAL REVISIONS TO CHAPTER 20 – GENERAL REGULATION SPECIALLY AS RELATES TO THE PARKING REQUIREMENTS

Materials presented:

Review of Parking Bylaw – From Ms. Bubon – dated 2/18/2016

The Board had the following comments, concerns and questions with the proposed new language Ms. Bubon brought forth in the working document:

- Need to be more flexible with parking
- Off Street Parking Requirements – include minimum and maximum number of parking spaces – The Board would like to see what this looks like; not everyone is sure about including maximum numbers
- Special Permit for parking outside of requirements – The Board would like to incorporate
- Reserved Parking Areas - - how designate – Ms. Bubon stated with signage
- Dimensional Standards for Parking Spaces and Aisles – parking space size 9'X18' – limit the number for compact car parking

Ms. Bubon said she would take the comments into consideration as she continues to work on the bylaw; and will bring back to the Board for continued discussion.

TOWN PLANNER UPDATE

CPTC Workshop – March 19, 2016 @ Holy Cross; notify Ms. Trapasso if attending

FYI – DLTA application for Multiple Dwelling Project & OSRD Bylaw updates has been approved

Borrego Solar – removed the stumps

Olympia Sport - moving into the former I- Party

Petco – Moving into the former Pier 1

OLD/NEW BUSINESS

None

NEXT MEETING

March 8, 2016 - Zoning Amendments

Taco Bell – Ms. Bubon would expect this to take more than one meeting.

March 22 – Thai Orchid

On a motion made by Mr. Cunniff, and seconded by Ms. Waters, and voted 7 – 0, the meeting adjourned at 7:50 PM.