

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, NOVEMBER 15, 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 Cuniff
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

Also Present: Diane M. Trapasso, Administrative Assistant

Absent: Penny Dumas

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

APPROVAL OF MINUTES

Motion: Made by Ms. Waters to approve the draft minutes of October 25, 2016.
2nd: Mr. Blanchard
Discussion: None
Vote: 6 – 0

ANR – BETRAM & LUCY VANDERHOOF – 175 PODUNK ROAD

Materials presented:

Plan of Land prepared for owner Bertram & Lucy Vanderhoof – 175 Podunk Road

Form A – 175 Podunk Road – Vanderhoof

ANR Plan Content & Submittal Checklist

Mr. Reed Hillman stated that the purpose of this plan is to create one new lot around the existing house at 175 Podunk Road and two new construction building lots.

Ms. Gibson-Quigley stated that the plan meets the requirements and that Ms. Bubon recommends the Board endorse the plan.

Motion: Made by Mr. Chamberland to endorse the plan submitted by Bertram & Lucy Vanderhoof – 175 Podunk Road.

2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0

Ms. Waters, the Clerk signed the plan.

JAYNE ARMINGTON OF CMRPC TO REVIEW AND DISCUSS PROPOSED AMENDMENTS TO THE MULTIPLE DWELLING PROJECT BYLAW AND OSRD BYLAW WITH THE BOARD.

Materials presented:

Power Point presentation

Ms. Gibson-Quigley stated that The DLTA Project approved this year was for review of both the Multiple Dwelling Bylaw and the OSRD Bylaw consistent with the recommendation in the Master Plan.

Ms. Armington from CMRPC is here to make a presentation and provide an overview of recommended bylaw changes.

Ms. Armington made her presentation and then went over the revisions and possibly eliminating Chapter 21 – Multiple Dwelling Projects.

The Board had the following questions, concern and comments:

- Chapter 21 – Multiple Dwelling Projects – bylaw is confusing – obsolete – work it into the OSRD Bylaw
- Chapter 21 – inactive but projects were done in the 80s following this bylaw – how to incorporate the old with the new
- How do developers deal with no sewer or water hook-ups in the OSRD – Ms. Armington stated that leach area could go in part of the open space (as noted in our current OSRD) – technology is always changing with better ideas
- More housing variety

The Board is pleased with the draft and will discuss with Ms. Bubon.

STEVEN TURNER OF AMERESCO – REPRESENTING BWC ORIGINATION 8 LLC(SUCCESSOR IN INTEREST TO BLUE WAVE CAPITAL, LLC.) REQUESTS EXTENSION OF THE COMPLETION DATE FOR THE 1 HARE ROAD SOLAR PROJECT.

Materials presented:

Email from Steven Turner – Re: Hare Road Planning Board Time Extension

Mr. Turner of Ameresco stated that the project is underway but they will not be able to complete the landscaping requirements until Spring.

Mr. Turner provided the following timetable:

- December 15th – installation of posts, racks and solar panels
- December 22nd – completion of conduit
- December 30th – installation of pads and inverters
- December 30th – connection to Ngrid
- January 5th – acceptance by electrical inspector
- April 30th – commence road and culvert work and landscaping
- August 30th – complete road and culvert work
- Pilot payments made in January
- Working with Ms. Bubon on the bond

Motion: Made by Mr. Blanchard to extend Site Plan Approval for BWC Origination 8, LLC(Ameresco) for completion of construction to November 15, 2017.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 - 0

DISCUSS INFORMATION COMPILED RELATIVE TO RESTAURANT DEFINITIONS AND DRIVE THROUGH STANDARDS.

The Board had the following concerns, questions and comments:

- What to do in the Village Gateway District?
- Do we want fast food?
- Will the district be able to handle a drive through for a bank and restaurant?
- Safety and traffic is a concern
- Better definition for fast food
- Special Permit can be more specific with criteria
- Special Permit - more control – individual case
- Deal with drive through throughout the districts by Special Permit

TOWN PLANNER UPDATE

Special Town Meeting – December 12, 2016

OLD/NEW BUSINESS

DRC – approved architectural design for the Publick House

Company – E360 – Board is in favor of adding them to the budget to make the update for zoning bylaws and documents

NEXT MEETING

December 13, 2016

On a motion made by Mr. Chamberland, and seconded by Ms. Waters, and voted 6– 0, the meeting adjourned at 8:35 PM.