

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, DECEMBER 13, 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 (**arrived @ 6:50 PM**)

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. Chamberland to approve the draft minutes of November 15, 2016.
2nd: Mr. Blanchard
Discussion: None
Vote: 5 – 0 – 1 (Ms. Dumas)

**TIM REARDON – DRAPER WOODS – REQUEST FOR RELEASE OF FUNDS
FROM LENDER’S AGREEMENT FOR WORK COMPLETED**

Materials presented:

Application #7 from Tim Reardon requesting Release of Funds – dated 12/1/2016

Form P – Inspection Form – Draper Woods Subdivision – dated 12/1/2016

Ms. Bubon stated that the applicant has requested a release of funds in the amount of \$25,400.00 for the installment of sidewalks. Mr. Morse has signed the inspection form.

Motion: Made by Ms. Dumas to authorize the release of the amount of \$25,400.00 from the Lender’s Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Bank.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 - 0

RIGHT OF FIRST REFUSAL REQUEST – 50 & 14 DOUTY ROAD

Materials presented:

Letter from the Law Office of Hector E. Pineiro, P.C. – dated November 12, 2016 – Re: 50 & 14 Douty Road – Right of First Refusal Request

Ms. Bubon stated that the correspondence from Attorney Scott is notification on behalf of Debra E. Gardiner to sell for conversion of use the Barrett Farm consisting of two parcels at 14 and 50 Douty Road. The sale agreement is for 222.09 acres. There is a bonafide offer on the property in the amount of \$814,120.00.

There should be two separate purchase and sale agreements; one for the land that was in chapter classification and one for the house and land that was not under chapter classification.

Ms. Bubon stated that these two parcels are the missing link between other town and state owned protected lands and would create a contiguous protected corridor. Preserving this property would advance many goals and objectives of the Open Space Plan and Master Plan.

Ms. Bubon stated that in her opinion the acquisition of these parcels would further the goals of the Master Plan, Open Space and Sturbridge Reconnaissance Report.

Ms. Bubon stated that in the Board's packet she enclosed a conceptual subdivision plan for an Equestrian Estate that represents a concept of what the buyer would like to do with the land. Attorney Karen George wanted the Board to see this plan when you consider the First Right of Refusal.

Motion: Made by Mr. Blanchard to notify the BOS that the Town should exercise its Right of First Refusal.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 - 0

REVIEW AND DISCUSS THE OSRD BYLAW

Ms. Bubon stated that she reviewed the minutes of the November 15th meeting and just wants to know from the Board if they are ready to go forward with the process.

The Board is ready for Ms. Bubon to prepare the final edits and wanted to make sure that the older projects that were developed under the Multiple Dwelling Projects (Chapter 21) become non-conforming.

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

The Board had the following concerns, questions and comments:

- Some do not want drive through in the Village Gateway District even with a special permit
- Drive through could work in the CTD with good criteria for a special permit
- Some Board members felt drive through in CTD is not ideal because of the flow of traffic
- Better definition for restaurant by stating 4,000 sq. ft. – leave fast food definition alone
- Special Permit can be more specific with criteria
- Special Permit - more control – individual case
- Majority felt drive through by special permit in the Village Gateway District could work – can be more specific

Ms. Bubon stated that she will work on the draft for drive through special permit for the January meeting.

TOWN PLANNER UPDATE

New Business at the Millyard Marketplace - Whoopie Doo & Cupcakes Too – moving into the space occupied by Sturbridge Quilting – there will be no more than 15 seats and two employees – Ms. Bubon reviewed the parking and has no concerns

Information on Recreational Marijuana from Kopelman & Paige – Ms. Bubon will be attending a session at CMRPC on this topic on December 15th

OLD/NEW BUSINESS

Heal, Inc. held an informational community meeting concerning their facility

What is going on at Sbarros on Route 15 – Ms. Bubon stated that MassDOT is using the space for a staging area for bridge work

No definition for open space in the bylaws

NEXT MEETING

January 10, 2017

On a motion made by Mr. Cunniff, and seconded by Mr. Chamberland, and voted 7– 0, the meeting adjourned at 7:10 PM.