

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, SEPTEMBER 12, 2017**

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 Ms. Waters to approve the draft minutes of July 18, 2017  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 0 – 1(Mr. Blanchard)

**RANDY BERCUME – LAUREL WOODS – REQUEST RELEASE OF FUNDS  
FROM LENDER’S AGREEMENT FOR WORK COMPLETED.**

**Materials presented:**

Application #8 from Randy Bercume requesting Release of Funds – dated 8/31/2017

Invoice from Escape Estates – dated 6/12/2017 – received 8/22/2017

Ms. Bubon stated that the work was inspected by Mr. Morse and he has signed off on the request. This release will leave \$29,514.00 remaining in the account. Street signs and monuments, final as- built plans and final cleanup are the only outstanding items at this time.

**Motion:** Made by Mr. Blanchard to authorize the release of the amount of \$38,622.00 from the Lender’s Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Savings Bank.  
**2<sup>nd</sup>:** Ms. Waters  
**Discussion:** None

**Vote:** 7 - 0

**PUBLIC HEARING - TO CONSIDER ADOPTION OF THE REVISED  
"CHAPTER 8 – STORMWATER MANAGEMENT REGULATIONS"  
CONTAINED WITHIN THE 'RULES & REGULATIONS OF THE TOWN OF  
STURBRIDGE PLANNING BOARD" – ADOPTED MARCH 22, 2011.**

**Materials presented:**

Stormwater Management Regulations – CMRPC Final 2017

Ms. Waters read the legal notice.

Ms. Bubon stated that as part of the 604B Grant we worked with CMRPC to revise our existing stormwater regulations to incorporate Low Impact Development Performance Criteria. The Board has reviewed and provided edits to the draft and the Public Hearing has been advertised as required.

Our existing Stormwater Regulations were adopted in March 2011 and are based on the Model Stormwater Bylaw Regulations in the MA Smart Growth Toolkit. However, the Town regulations did not include the performance criteria section in the Model Stormwater Bylaw Regulations. The proposed changes include:

- Revisions to Section 8.01 Definitions including revising the existing definition for New Development, revising the existing definition for Redevelopment, adding a definition for Site;
- Updates to Section 8.12 Project Completion to include stormwater management controls;
- Inserting a new Section 8.14 Stormwater Management/Low Impact Development Performance Criteria

**Motion:** Made by Mr. Chamberland to close the Public Hearing.

**2<sup>nd</sup>:** Mr. Blanchard

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Mr. Blanchard to adopt the proposed amendments to Chapter 8 of the Rules and Regulations of the Town of Sturbridge Planning Board as written.

**2<sup>nd</sup>:** Ms. Waters

**Discussion:** What about Conservation and BOS – Ms. Bubon stated that Conservation and BOS will now have to vote to adopt the revision.

Is Mr. Morse on board with the revision – Ms. Bubon stated that Mr. Morse now is in favor - he was part of the process

**Vote:** 7 – 0

**DISCUSS MASTER PLAN GOAL TO REVIEW PERMITTED USES AND  
DIMENSIONAL CONTROL IN NON-RESIDENTIAL ZONING DISTRICTS.**

Ms. Bubon stated that the Board is aware the Economic Conditions chapter of the Master Plan states "Nonresidential zoning regulations need a general overhaul with regard to permitted uses and dimensional requirements". This has been completed in the Commercial Tourist District and the Historic Commercial District. Ms. Bubon is proposing that the Board look at the Industrial Park District next.

The Board has discussed in the past and during the Master Plan process that the dimensional controls within the Park seem quite substantial with two acre lot size requirements and 300' of frontage and 60' front setback and 30' setbacks in the side and rear. The Board also knows that our Industrial land is very limited in Town. Additionally, we know the permitted uses are very outdated as some of the uses are telegraph offices, telephone offices, newspaper printing, etc.

Ms. Bubon would like to take a holistic look at the current lots including sizes and building footprints and the permitted use requirements within this District.

The Board had the following comments:

- Is it possible to get a grant from CMRPC - Ms. Bubon stated not really
- The Board agreed to work on Industrial Park

### **RE-ORGANIZATION OF THE BOARD**

**Motion:** Made by Mr. Blanchard to nominate Sandra Gibson-Quigley as Chair.

**2<sup>nd</sup>:** Ms. Dumas

**Vote:** 6 – 0 – 1(Ms. Gibson-Quigley)

Ms. Gibson-Quigley accepted.

**Motion:** Made by Mr. Blanchard to nominate Ms. Waters as Clerk/Vice/Chair.

**2<sup>nd</sup>:** Ms. Gibson-Quigley

**Vote:** 7 – 0

Ms. Waters accepted.

Ms. Dumas was reappointed as CMRPC Delegate and Ms. Gibson-Quigley was reappointed as Alternate CMRPC Delegate.

### **TOWN PLANNER UPDATE**

OSV - The Old Sturbridge Village Charter School opened Monday, September 11<sup>th</sup>. Ms. Bubon reviewed the work on site on Wednesday, September 6<sup>th</sup> with the Building Inspector. There is a lot of clean up and set up to be done and they plan to work all weekend. It appears everything will be on track for the opening.

CVS – This project is nearing completion. The Tree Warden met with the landscaper on Wednesday, September 6<sup>th</sup> to reviewing planting methods. At that time he found that the birch trees came in containers rather than the ball and burlap required. Mr. T. Chamberland

is fine with the substitution provided they follow specific planting recommendations that he provided to the landscaper. Ms. Bubon visited the site on Thursday, the 7<sup>th</sup> to review layout of the other plant materials.

One issue that came to light is that the applicant proposed keeping the granite bollards and chain. However, the property owner sold these so they are no longer available to keep these as part of the landscape. CVS is leasing the property and these items were sold prior to CVS taking over the site. It came to Brian Dundon's attention this week and he notified me. Nothing is proposed to replace the bollards and this change will need to be reflected on the as-built plan.

The Board agreed that there is no need to replace the granite bollards. The project is well done.

The site and building are shaping up nicely and they plan to open on the 24<sup>th</sup>. They have a temporary occupancy permit to allow set up and training. Ms. Bubon would like to note that some people have asked about the shutters, and those will be one of the last items installed. They have actually hired Steve Brunelle to put a special black paint coat on them so that the finish will not fade out as happens with many shutters.

The Barn at the Publick House is in the process of being raised and getting ready for the move to the new site. After reviewing the staked location on site, it was determined it would greatly block the view of the meadow. The barn will be located near the red barn and will be situated as it is currently – what is currently the front of the barn will remain the front of the barn and it will be what is seen from the parking lot. The original stakeout changed the layout of the barn so that the front faced the side roadway and would have created a large mass that would block the scenic views. The barn is outside of the 200' wetlands buffer and is approximately 75' back from the original staked location and seems to be a much better configuration. The move took place on Monday.

Ms. Bubon stated that she has begun the process of interviewing for the Administrative Assistant position and some additional interviews will take place on Wednesday, September 15<sup>th</sup>. We had a good pool of applicants for consideration.

Om Shri Ambika has filed for the modification to the site plan to allow a fast casual restaurant and a small (45 seat) full service restaurant on site. Ms. Bubon obtained quotes from Pare for the review of the revised plan and the review fee has been paid. It is anticipated that the review report will be completed around the 15<sup>th</sup> which should provide the applicant time to respond to any concerns.

The Design Review Committee will be in attendance at the meeting since both the Planning Board and Design Review Committee wanted to review the architectural plans together. We do not have those plans yet and I have notified Mr. Doherty of Midpoint Engineering that those need to be submitted soon so that all parties have time to review the plans. However, it is my understanding from Mr. Patel that the architecture will match the hotel design.

The Public Hearing will be held on September 26<sup>th</sup> at 6:30 PM. Someone from Pare will be in attendance at the meeting and we have scheduled this meeting for the Town Hall Meeting Room since we thought there may be quite a few people with an interest in this proposal.

### **OLD/NEW BUSINESS**

What is the progress of the medical marijuana facility – Ms. Bubon stated that the quotes for building the facility came in high – now they are looking at making some internal changes

Concern with recreational marijuana being available at medical marijuana facilities – two different places – medical have trained personnel filling the prescriptions

The medical marijuana facility made a five year commitment with the BOS not to sell recreational marijuana – will it change – Ms. Bubon stated any changes will go through the BOS

21 New Boston Road – the restaurant will be the same design as the hotel - is that right – Ms. Bubon stated that is correct – Mr. Patel wants the construction to be all the same – the restaurant will be leasing – they have to meet the architectural guidelines of the bylaw

The blue lights on the hotel are in violation – not shown on the site plan – Ms. Gimás stated that this issue was resolved; stated by Mr. Gaumond to Ms. Gimás, Mr. Suprenant, Mr. Burlingame and Mr. Patel. The Zoning Enforcement Officer sent a letter to Mr. Patel stating that the blue lights are not in violation. There is nothing in the bylaw that prohibits the blue lights.

Ms. Bubon stated that she will forward to the Board the letter from the Zoning Enforcement Officer.

Ms. Bubon stated that in the Zoning Enforcement Officer's letter he stated that it may need further consideration to see if the blue lights meet the intent of the bylaw. You need to read his letter first. Ms. Bubon did state that the blue lights were not shown on the site plan.

### **NEXT MEETING**

September 26, 2017 @ Town Hall

On a motion made by Mr. Cunniff, and seconded by Mr. Chamberland, and voted 7 - 0, the meeting adjourned at 7:30 PM.