

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 27, 2018
CENTER OFFICE BUILDING**

Ms. Gibson-Quigley called the joint 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
Heather Hart
Sandra Gibson-Quigley, Chair

Also Present: Jean M. Bubon, Town Planner
Rebekah DeCoursey, Administrative Assistant

Absent: Susan Waters, Clerk
Penny Dumas

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to approve the minutes of January 23, 2018.

2nd: Mr. Blanchard

Discussion: None

Vote: 5 – 0 – 0

MASTER LIST OF GOALS

Ms. Bubon presented to the Board the Master List of Goals, a report on the accomplished goals from the Master Plan and Commercial Tourist District Revitalization Plan. Ms. Bubon, Mr. Gaumound (town administrator) and the Master Plan Implementation Committee (MPIC) met last week to review the goals from the Master Plan. They received feedback from the Boards and Committees in Town in terms of what goals have been accomplished, what has not been accomplished, and what goals are ongoing.

Ms. Bubon presented to the Board “Sturbridge 2030” a chart of short, medium, and long term goals. These are the goals remaining to be accomplished from the 2011 Master Plan. Some goals have been adapted to include Kevin Filchak, the Town’s new Economic Development and Tourism Coordinator. Sturbridge also does not currently have a Housing Partnership, due to lack of membership, making accomplishing housing goals a challenge. This year the Planning Department is working on updating the Open Space Plan, but next year work should begin on updating chapters of the 2011 Master Plan. Many of the goals

have been completed, indicating the Master Plan was completed with the goals of the Town and community in mind. Ms. Bubon recommended that the Board vote to adopt “Sturbridge 2030”.

Motion: Made by Mr. Blanchard to adopt “Sturbridge 2030” - the outstanding goals from the 2011 Master Plan.

2nd: Mr. Cunniff

Discussion: None

Vote: 5 – 0

INDUSTRIAL PARK ANALYSIS

One of the goals in the Master Plan is to update permitted uses in the Zoning Bylaws. Reports have been completed on the Commercial Tourist District and Historic Commercial District on this topic. There was a more recent request from a local business owner to examine the dimensional regulations to find out if changes would benefit the Industrial Park development. Ms. Bubon and Ms. DeCoursey presented a report compiled on the Industrial Park District to the Board, focusing specifically on use regulations and dimensional controls.

Current dimensional controls include minimum lot frontage of 300’ and lot size of two acres. Out of the 29 parcels identified in the Industrial Park Districts, three parcels are non-conforming with frontage less than 300’, and six are non-conforming with lot size of less than two acres. There are also only a couple of vacant parcels; they have previously been identified as primary development locations. The conclusion of the report showed that changes the dimensional controls in current Industrial Park Districts would not necessarily benefit existing development. It will be beneficial to keep this in mind moving forward and potentially adjusting dimensional controls if the Town decides it needs to identify a new Industrial Park District location in the future. Ms. Bubon also presented the Board with a draft list of updated permitted uses. The next step in the process would be, for next year’s Town Meeting, adopt new permitted uses and add definitions to the Bylaws. An additional next step would be to further research the areas in Town identified by the Master Plan for possible development, and work on mapping the building constraints of these areas to see what may be possible.

Mr. Cunniff asked if the Route 15 corridor study explored the opportunity of Industrial Park. The Town is waiting to receive the final report on this project. There will be industrial limitations in that area due to lack of public utilities, as well as a lack of capacity at the Route 15/Main Street intersection for large trucks, although traffic coming off I-84 is not impeded by the same constraints.

RECREATIONAL MARIJUANA

Ms. Bubon wanted to start a discussion with the Board about crafting a potential Zoning Bylaw in regards to Recreational Marijuana. Currently it is unclear if the Board of Selectmen would like to move forward with the allowance or prohibition of Recreational Marijuana in Sturbridge. The Board has already approved a prohibition Bylaw, presented last year at Town Meeting and not receiving enough votes to pass. Ms. Bubon discussed with the Board starting work on a Recreation Marijuana Bylaw allowing use in Town so it would be ready if

needed, once the Board of Selectmen chooses a stance. From her research and discussion with Town Counsel, Ms. Bubon said the decision needs to be made on the time, place, and manner in which to regulate Recreational Marijuana. The Board discussed potential restrictions on certain categories of marijuana production (e.g. growing, packaging), on locations appropriate for retail space, (e.g. Industrial, Historic Commercial), as well as keeping a keen eye to alcohol and cigarette sales and locations while considering drafting a Bylaw.

TOWN PLANNER UPDATE

- ✓ Kevin Filchak, Economic Development & Tourism Coordinator asked Ms. Bubon to do a workshop on signs for business owners. She went over the regulations, permitting process, and answered questions for those in attendance.
- ✓ The Route 15 Corridor study presentation is available online on the Economic Development website. The meeting was well attended. The final report will hopefully be available soon.
- ✓ The next meeting dates are March 13, and March 27
 - Petrogas and Paw Plaza, two new businesses, have submitted special permit applications.
 - Heal will be potential asking for a modification of site plan.
 - Baba Sushi will be coming in to adjust their parking lease and requirements.
 - Edward's Gas has had the old single wall underground tanks removed, with plans to replace the tanks. The owner is in talks about redeveloping the site and working on plans yet to be completed.

OLD/NEW BUSINESS

None

On a motion made by Mr. Chamberland and seconded by Ms. Hart, and voted 5 - 0, the meeting adjourned at 7:24 PM.