

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, FEBRUARY 26, 2019
CENTER OFFICE BUILDING**

Mr. Blanchard called the regular meeting of the Planning Board to order at 6:30 PM.

Present: Charles Blanchard
Christopher Bouchard
Russell Chamberland
Michael Chisholm
James Cunniff
Heather Hart
Susan Waters

Also Present: Jean Bubon, Town Planner
Philip Moreau, Pine Lake RV

Mr. Blanchard opened the meeting and read the agenda.

APPROVAL OF MINUTES

Motion: Made by Ms. Hart to approve the draft minutes of January 22, 2019 with correction noted.
Second: Mr. Cunniff
Discussion: None
Vote: 7-0

ANR – 367 NEW BOSTON ROAD – DIVERDI BUILDERS

Ms. Bubon explained the ANR to the Board. The purpose of the plan is to create Parcel A and there is a notation on the plan that this is not a building lot and it is to become an integral part of 367 New Boston Road.

Motion: Made by Ms. Waters to endorse the plan presented.
Second: Mr. Chamberland
Discussion: None
Vote: 7 – 0

The Clerk signed the plan.

PINE LAKE RESORTS AND COTTAGES – PHILIP MOREAU – UPDATE

Mr. Moreau provided a progress report on the project to date and discussed a change in the former cottage areas. Mr. Moreau indicated that they had been able to grade the area where the cottages had once stood and cover that with a thick covering of mulch. There was now no need for a retaining wall.

Mr. Moreau also updated the Board on the status of the 10 buildings proposed indicated that the four assembly buildings and six bathhouses had been constructed. It is projected that by the end of April they will be 90 – 100% completed.

Plans are being provided to the DEP for the final Wastewater Treatment Facility Approvals and Ciesla construction has been retained to install the system and related site work and infrastructure once the frost is out of the ground.

The Board had no concerns with the minor modification and thanked Mr. Moreau for the update. They still need Conservation Commission approval for this change. If all goes well they hope to open no later than Fourth of July.

TOWN PLANNER UPDATE

- Next meeting dates:
 - March 12th and 26th
 - CPTC is March 16th at Holy Cross and there is still time to register
- Ms. Bubon is working to submit a revised Complete Streets Prioritization Plan to MassDOT. Earlier in the day, she met with the DPW Director and Operations Manager and Interim Town Administrator and staff from CMRPC and they have revisions ready to be submitted. In addition, CMRPC is reaching out to MassDOT on behalf of the town, as the comments do not seem to match the plan submitted.

OLD/NEW BUSINESS

- Mr. Cunniff asked if there had been any interest in the former Paoletti Building. Ms. Bubon stated that she had an inquiry from an Adult Use Marijuana Retailer, but had not heard anything further.
- Ms. Waters asked about the sale of the AlSCO Building on Charlton Road. Ms. Bubon stated that she had not been officially advised, however, she was told that the Dexter Russell Company had purchased the building and the machinery to use for packaging their products.

On a motion made by Ms. Waters, seconded by Mr. Chamberland and voted 7-0, the meeting adjourned at 7:03 PM.