

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MARCH 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
Susan Waters

Absent: Heather Hart

Also Present: Jean Bubon, Town Planner

Mr. Blanchard opened the meeting and read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to approve the draft minutes of February 26, 2019 as prepared.
Second: Ms. Waters
Discussion: None
Vote: 6-0

TOWN PLANNER UPDATE

- ✓ Complete Streets Prioritization Plan has been re-submitted and she is awaiting a response on the re-submittal
- ✓ R. DeCoursey has resigned. Her position has been posted and advertised as required
- ✓ Am RFP was issued for the development of an affordable housing unit at 226 Cedar Street
- ✓ There are two potential marijuana retailers at this time. Ms. Bubon has met with both companies to review the application process. She has also gathered initial information for Town Counsel so that assistance can be provided with the Host Community Agreement for the Board of Selectmen. Introductory meetings with the Board of Selectmen will occur on April 22nd. As the bylaw requires, the Host Community Agreement shall be negotiated prior to the Special Permit process taking place. If these two retailers are approved, this will be the limit on retail permits granted. The potential locations are 214 Charlton Road and 138 Main Street.

PUBLIC HEARING – PROPOSED ZONING MAP CHANGE – 7 CEDAR STREET

The Public Hearing was opened at 6:35 pm and Ms. Waters read the legal notice. Mr. Dan Gonya was present representing the property owner, Porchlight Investments. Mr. David Faist of McClure Engineering was also present on behalf of the petitioner. Mr. Gonya stated that he was here back in October to discuss the possibility of rezoning the land located at 7 Cedar Street from Suburban Residential to Commercial Tourist. He felt encouraged at that time to move forward with the request. Mr. Gonya indicated that Table 3 contributed greatly to the economic vitality of the Commercial Tourist District on that corner noting the various business uses there such as the Café, the Cedar Street Restaurant, the Barn and various offices and veterinarian. As with other businesses in the District, there was not sufficient parking and that was placing any efforts to increase business there at a standstill.

Ms. Bubon indicated that she supported the request. She thought this was consistent with the CT District Plan and with helping businesses to thrive in that area. She thought there would be appropriate safeguards in place for any abutters if the zoning changes passed at Town Meeting since any expansion would require Site Plan Approval.

Several members indicated that as long as any concerns of the abutters could be addressed going forward they had no concerns. Mr. Chamberland indicated he had been contacted by an abutter that could not be here this evening, but they wanted to indicate they had no concerns with the proposal. Ms. Waters stated that she thought this was very respectful company that supports the community.

Mr. Michael Suprenant of 14 LaFlamme Lane indicated that he was present to support the proposal. He thought this would help the property achieve its highest and best use and would help augment other facilities in the area.

On a motion made by Mr. Chamberland seconded by Ms. Waters and voted 6-0 the Public Hearing was closed.

Motion: Made by Ms. Waters to support the proposed zoning map change requested for the property located at 7 Cedar Street from Suburban Residential to Commercial Tourist District as requested and to provide the recommendation to the Town Administrator and Board of Selectmen for inclusion on the Town Meeting warrant.

Second: Mr. Chamberland

Discussion: None

Vote: 6 – 0

PETROGAS 234-236 HAYNES STREET

Mr. Joshua Lee Smith was present to represent Petrogas and to request an extension of time to commence construction. He indicated that the Site Plan Approval and Special Permits

were granted one year ago on March 27th. The approvals will lapse without an extension since construction had not begun yet. He indicated that there were some challenges with an unanticipated culvert relocation that was required and further approvals needed for that. In addition, there were some property rights issues that impeded them moving forward with the well, but that issue had since been resolved. He indicated that he had asked for a six-month extension, but the Zoning Board of Appeals had granted one year. He would request the Planning Board also grant a one-year extension for permit consistency. They hope to begin demolition next month and construction shortly after that.

Ms. Bubon stated she had no concerns with the request. She was aware the applicant had been working diligently to resolve the outstanding issues.

Motion: Made by Mr. Chamberland to grant the one year extension to commence construction to Petrogas for the project located at 234 and 236 Haynes Street.

Second: Mr. Bouchard

Discussion: None

Vote: 6 – 0

OLD/NEW BUSINESS

- Mr. Chamberland asked about Mr. Wahib's progress on the project at 40 Main Street. He indicated a large pile of materials was there and it appeared they cut more trees than originally planned. Ms. Bubon will follow up with Mr. Burlingame since he was supposed to meet with the owner to get an update on status and request a new planting plan if additional trees had been removed.

On a motion made by Mr. Cunniff, seconded by Mr. Bouchard and voted 6-0, the meeting adjourned at 6:53 PM.