

**Sturbridge Planning Board
Meeting Minutes
Tuesday, June 25, 2019
Center Office Building**

Present:

Charlie Blanchard
Sue Waters
Russell Chamberland
Michael Chisholm
James Cunniff
Christopher Bouchard
Jean Bubon, Town Planner

Absent:

Jeneé Lacy, Administrative Assistant

Also Present:

Kevin Filchik, Economic Development Coordinator

Chairman Blanchard called the meeting to order at 6:30pm and read the agenda.

Approval of Minutes

June 11, 2019

Motion: To approve minutes from June 11, 2019 as amended. By: R. Chamberland

2nd: M. Chisholm

Vote: 5-0-1 (S. Waters Abstained)

Continued Work on Special Use District Zoning Revisions

Documents Reviewed:

- Updated Zoning Bylaw

J. Bubon stated that they have updated Zoning Bylaws based on the changes that were discussed by the Board at the last meeting. J. Bubon started by going over the updates and proposed changes regarding Chapter 14 Special Use District.

M. Chisholm asked the difference between a farm winery and a regular winery. J. Bubon stated that farmer breweries and wineries have to create their product on the farm and are eligible for certain tax exemptions which makes it separate from a regular winery. J. Bubon stated that they would have some come up with their own definition of a regular winery.

S. Waters inquired about language in Chapter 14.0 D regarding trails. J. Bubon commented that the trails part of the chapter is the current language in the bylaw and she can take a look at it and recommend changes.

J. Bubon discussed subparagraph K regarding height limitations.

C. Blanchard inquired about 14.0 F agriculture use under five acres regarding beer and wine farms.

J. Bubon stated she will look into the state language regarding farm breweries/wineries.

J. Bubon stated that she is proposing to delete Chapter 15 based on discussions with the Board.
J. Bubon went over the zoning bylaw definition language changes and additions, and the table of dimensional requirements with the Board.
The Board and J. Bubon discussed maximum lot coverage and if 30% was too limiting and if they could add in the use of a special permit if needed.

Town Planner Update

J. Bubon discussed the next two scheduled Planning Board meetings.

Old Business

M. Chisholm stated that it seems that Panera has been very full but personally hasn't noticed any issues with traffic.

R. Chamberland thanked the staff and Edy Wahib regarding the huge improvement at Edward's Gas.

New Business

None

Adjourn

Motion: To adjourn at 6:50pm. By: C. Bouchard

2nd: S. Waters

Vote: All in Favor (6-0)

Meeting Adjourn at 6:50 PM

Minutes prepared by: Jeneé Lacy

Clerk of the Board: 

Date signed: 8/13/19