

**Sturbridge Planning Board  
Meeting Minutes  
Tuesday, July 23, 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:**

Jeff Bridges, Town Administrator

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

**Approval of Minutes**

June 25, 2019

**Motion: To approve minutes from June 25, 2019 as written. By: S. Waters**

**2<sup>nd</sup>: J. Cunniff**

**Vote: All in Favor (6-0)**

**ANR – Silver Tree Realty Inc. – 531 Route 15**

J. Bubon discussed the ANR submitted by Silver Tree Realty for property located at 531 Route 15. J. Bubon stated that a plan for this property had previously endorsed by the Board and the purpose of this plan is to combine Lots 1, 2, and 3 with the remaining land. J. Bubon recommended that the Planning Board endorse the plan as submitted.

**Motion: To endorse the ANR submitted by Silver Tree Realty Inc. for the property at 531 Route 15. By: S. Waters**

**2<sup>nd</sup>: J. Cunniff**

**Vote: All in Favor (6-0)**

**Continued Discussion on Possible Zoning Amendments to Chapter 14 and 15 of Zoning Bylaws**

J. Bubon and the Board discussed the amendments she made to the Zoning Bylaw Chapter 14 and 15. The Board and J. Bubon discussed the following:

- Differences between winery and brewery zoning types and housing types in Chapter 14.
- Housing types and assisted living.

**Motion: For the Planning Board to be the sponsor of the Zoning Bylaw Amendments to be voted on at the next Town Meeting and to forward the proposed amendments to the Board of Selectmen at the appropriate time to be included in the next Town Meeting. By: R. Chamberland**

**2<sup>nd</sup>: C. Bouchard**

**Vote: All in Favor (6-0)**

### **Town Planner Update**

#### **Pilot Travel Quarterly Update**

J. Bubon discussed the quarterly report from Pilot Travel stating that there were some trash issues and queuing of trucks on the street.  
The Board discussed the queuing of trucks trying to get into the Pilot Travel area.

#### **660 Main Street Heal Update**

J. Bubon stated that the site for 660 Main Street has been completed in accordance with the plans submitted and that she and Thomas Chamberland, Tree Warden, inspected the property and everything looks like it's in good condition and the as-built has been received.  
The Board inquired as to when Heal would be opening. J. Bubon stated that they are still trying to get their grow facility up and running in Warren.

#### **Sign papers for registry of deeds**

J. Bubon stated that she would like the Board to sign papers for the registry of deeds to update their files.

#### **179 Main Street – Dance and Exercise Studio**

J. Bubon stated that a new dance and exercise studio is going to be opening at 179 Main Street.

#### **Next meeting date – August 13, 2019**

J. Bubon stated that the next Planning Board meeting is August 13, 2019 and stated that the Planning Office will be closed most of the week of the 12<sup>th</sup> because of permit software training.

J. Bubon also discussed the kick off meeting for the Housing Plan, the meeting will be at Town Hall at 5:30 on July 24<sup>th</sup>.

### **Old/New Business**

J. Cunniff stated that he would like the Board to think about addressing the issue of dumping garbage where it shouldn't be and created a preventative measures. The Board discussed that, that issue may fall under the Board of Health but they can look into it.

S. Waters stated that there seems to be a lot of collection boxes around town again. J. Bubon stated that the issue is that the Town tried to pass a bylaw at Town Meeting that would regulate collection boxes but it failed. So there is really nothing to prohibit them as long as their placement isn't contrary to the site plan of the location.

### **Adjourn**

**Motion: To adjourn. By: S. Waters**  
**2<sup>nd</sup>: J. Cunniff**  
**Vote: All in Favor (6-0)**

Meeting Adjourn at 7:15pm

**Minutes prepared by: Jeneé Lacy**

Clerk of the Board: *S. Waters*

Date signed: 8/13/19