

**Sturbridge Planning Board
Meeting Minutes
Tuesday, September 10, 2019
Center Office Building**

Present:

Charlie Blanchard
Sue Waters
Russell Chamberland
Michael Chisholm
James Cunniff
Jeff Adams
Christopher Bouchard
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

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

Approval of Minutes

August 13, 2019

Motion: To approve minutes from August 13, 2019 as written. By: S. Waters

2nd: M. Chisholm

Vote: All in Favor (7-0)

ANR – 146 New Boston Road – Carol Childress

J. Bubon discussed the ANR project to divide the parcel at 146 New Boston Road into two parcels, in which Parcel A will be conveyed to the Opacum Land Trust. J. Bubon recommended that the Planning Board endorse the plan as submitted.

Motion: To approve the ANR submitted by Carol Childress for 146 New Boston Road as submitted. By: C. Bouchard

2nd: S. Waters

Vote: All in Favor (7-0)

S. Waters signed the ANR site plans.

Documents Reviewed:

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval 146 New Boston Road*
- *ANR Plan Content and Submittal Checklist 146 New Boston Road*
- *Plan of Land 146 New Boston Road, Sturbridge, MA*

Update on Housing Production Plan Meeting & Review Draft Survey Questions

J. Bubon discussed the last Housing Partnership meeting and updating the Housing Production Plan for all types of housing, stating that she hopes it will lead to changing of some Zoning Bylaws and having a diversity of housing types in the community.

J. Bubon discussed a sample housing survey for the community that CMRPC developed for the Town of Sutton, and asked the Board if they had any additional questions they wanted added to the survey or any other feedback for the Housing Partnership regarding the survey.

S. Waters asked for clarification in the Action Plan section of the Housing Production Plan regarding terms for proposed residential or mixed-use developments.

J. Bubon discussed the Action Plan terms and the uses.

The Board and J. Bubon discussed the accessory dwelling unit bylaw and changes that should be made to it in the future to allow for more uses.

J. Adams inquired as to what the ultimate goal of the Housing Plan was.

J. Bubon stated it the goal is to update the current Housing Plan in regards to current community needs.

R. Chamberland asked if the Housing Survey would be restrictive to town residents or would realtors be able to take the survey or have their own survey.

J. Bubon stated that she would bring that question to the CMRPC and see if they could put together a survey for people like realtors.

Documents Reviewed:

- *Town of Sturbridge Housing Production Plan Kickoff Meeting Agenda and Packet*
- *Sutton Residential Housing Survey*

Town Planner Update

Update on process for potential adult use marijuana retailers

J. Bubon updated the Board on the process for potential adult retail use marijuana retailers and discussed the Host Community Agreement Policy that was approved by the Board of Selectmen. She stated that meetings with all the potential adult marijuana retailers had been scheduled and once agreements are negotiated the Board of Selectmen will select which agreements they want to endorse. She also discussed the community outreach meetings that some adult marijuana retailers applicants have been hosting and stated that 253 Farmacy will be having their community outreach meeting the next day, September 11, 2019.

J. Bubon stated that the next Planning Board meeting would be September 24, 2019 and there will be a Waiver for Site Plan for the Saw Dust Café. Mark Meacham has sold property at 51 Technology Park to Dileo Gas and they will be coming to one of the Planning Board October meetings for a Modification of Site Plan.

Documents Reviewed:

- *Host Community Agreement Policy*

Old Business

None

New Business

R. Chamberland and J. Bubon discussed the multi-tenant sign that is front of where the Saw Dust Café would be.

R. Chamberland brought up the sewer line discussion happening around the camp ground on Rt. 15 and asked if the camp ground was going to be coming back before the Planning Board for a modification.

The Board and J. Bubon discussed sewer tie-ins for the camp ground and rt. 15.

Adjourn

Motion: To adjourn the meeting. By: S. Waters

2nd: R. Chamberland

Vote: All in Favor (7-0)

The meeting adjourned at 7:00 pm.

Minutes prepared by: Jeneé Lacy

Clerk of the Board: Susan Waters

Date signed: 10/8/19