

**Sturbridge Planning Board
Meeting Minutes
Tuesday, February 11, 2020
Center Office Building**

Present:

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

Absent:

Christopher Bouchard

Also Present:

Gary Kellahe
Lenny Jalbert, Jalbert Engineering

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

Approval of Minutes

January 28, 2020

Motion: To approve minutes from January 28, 2020 as written. By: M. Chisholm

2nd: J. Adams

Vote: All in Favor (6-0)

ANR - 118 Leadmine Lane - Gary Kellahe

J. Bubon discussed the ANR plan and recommended that the Planning Board approve the plan as submitted.

Motion: To endorse the ANR as submitted. By: R. Chamberland

2nd: J. Cunniff

Vote: All in Favor (6-0)

**Begin Review of Proposed Zoning Amendments to Chapter 7 - Commercial District,
Chapter 8 - Commercial Tourist District, Chapter Nine - General Industrial District.**

Chapter 10 – Industrial Park District, Chapter 11 – Commercial II District, and Chapter 19 – Table of Dimensional Requirements.

J. Bubon and the Board discussed the proposed zoning amendments.

- Chapter 7 – Special Permitted Uses, tattoos, piercing, spas, massage, craft beverage with tasting room, urgent care facility.
- Chapter 8 – Permitted Uses for craft beverage facilities with tasting room
- Chapter 9 – Special Permit for height of building
- Chapter 10 – Definitions
- Chapter 11 – Special Permitted Uses, same as Chapter 7
- Chapter 19 – Building Height variations by special permit

The Board asked J. Bubon to draft definitions for Personal Service Centers.

**Motion: For the Planning Board to be the petitioner of the proposed Zoning Amendments and to forward amendments to the Board of Selectmen. By: J. Adams
2nd: C. Blanchard**

Discussion: J. Cunniff stated that the numbering needs to be changed on the proposed amendments.

Vote: All in Favor (6-0)

Town Planner Update

J. Bubon discussed the following:

- Resignation of James Cunniff
**Motion: To accept the resignation of James Cunniff from the Planning Board with regards. By: R. Chamberland
2nd: S. Waters
Vote: All in Favor (6-0)**
- Next meeting February 25th – DPW Water Booster Station
- Housing Forum – Wednesday 2/26/2020
- Sawdust Café to open February 14, 2020
- Lake Road Living update (Old Country Curtains Building)
- Host Community Agreements approved for Heal & Caregiver Patient Connection
- BOS will be having a meeting on Wednesday to clarify votes on Host Community Agreements
- Correspondence from Community Preservation Committee regarding public hearing
- Economic Development conference this Thursday at 6pm at Town Hall

Old Business

J. Adams inquired if there has ever been an abuse of the definitions in the Zoning Bylaws.

J. Bubon stated that there hasn't been that she knows of.

New Business

J. Cunniff brought up an issue on Fiske Hill regarding speed limits and the redirecting of traffic on backroads due to Rt. 20 being closed down.

J. Bubon stated that she would contact the DPW director and the Police Chief.

The Board discussed road issues in Town.

R. Chamberland brought up the Dileo Gas project regarding the clearing of trees and wanted to make sure they were still proceeding with what was approved.

J. Bubon stated that all the clearing they are doing has been approved.

Adjournment

Motion: To adjourn. By: J. Adams

2nd: J. Cunniff

Vote: All in Favor (6-0)

Minutes prepared by: Jeneé Lacy

Clerk of the Board: Juan M. Bubon

Date signed: 6/11/2020