

**Sturbridge Planning Board
Meeting Minutes
Tuesday, February 25, 2020
Center Office Building**

Present:

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

Absent:

Michael Chisholm

Also Present:

Peter Engle, McClure Engineering
Douglas Rowan
Lynne Grden

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

Approval of Minutes

February 11, 2020

Motion: To approve minutes from February 11, 2020 as written. By: J. Adams

2nd: S. Waters

Vote: 5-0-1 (C. Bouchard Abstained)

**Waiver of Site Plan – Town of Sturbridge Fiske Hill Water Pump Station Replacement
– 65 Whittemore Road**

Peter Engle from McClure Engineering came before the Board and gave a background on the water pump station project.

J. Bubon stated that a Special Permit by the ZBA for this project, Conservation has approved the letter permits and the Town Departments have no concerns.

There were questions from the Board regarding what would happen to the old underground tank, it was stated by P. Engle that the old tank would be decommissioned and decompressed but left there.

Motion: To approve the Waiver of Site Plan for 65 Whittemore Road – Fiske Hill Water Pump Station replacement. By: R. Chamberland
2nd: C. Bouchard
Vote: All in Favor (6-0)

Douglas Rowan and Lynne Grden came before the Board to discuss a proposed 9 Holland Road project and to discuss the zoning as it relates to the mix of residential units and commercial space. D. Rowan gave a background on the project, soil and water contamination at the site and a potential clean-up plan. L. Grden discussed the contamination in more detail.

The Board discussed zoning requirements and suggested to D. Rowan that he comes back to J. Bubon when they have a plan made up.

Review proposed definition for personal service establishment discussed the original rendering

J. Bubon discussed the definitions that she had drafted regarding Personal Service Establishments.

Motion: To approve definitions for Personal Service Establishments in the Zoning Bylaw. By: J. Adams
2nd: S. Waters
Vote: All in Favor (6-0)

Town Planner Update

J. Bubon discussed the following:

- Housing Forum – Wednesday 2-26-20
- New Member of the Planning Board – Dane Labonte, appointed effective February 26th
- March 10th meeting – OSV Cabinet Shop – Waiver of Site Plan
- March 24th – Public Hearing Proposed Zoning Amendments
- Update on Projects:
 - Marijuana special permits will probably be applied for soon
 - Potential 55+ manufactured community
 - Green Communities grant 2nd round – working with Facilities Coordinator
 - OSV Charter School expansion – a little behind on plans but will probably be filing in April

Old Business

Motion: To make R. Chamberland the Planning Board Representative to the Betterment Committee. By: C. Blanchard

2nd: S. Waters

Vote: All in Favor (6-0)

The Board discussed the 9 Holland Road contamination and potential plans for site.

New Business

None

Adjournment

Motion: To adjourn at 7:15PM. By: C. Bouchard

2nd: J. Cunniff

Vote: All in Favor (6-0)

Meeting Adjourned at 7:15PM

Minutes prepared by: Jeneé Lacy

Clerk of the Board: by Juan M. Bubon

Date signed: 6/23/2020