

**Sturbridge Planning Board
Meeting Minutes
Tuesday, September 14, 2021
Town Hall**

Present:

Charlie Blanchard
Jeff Adams
Wally Hersee
Dane LaBonte
Sue Waters
Christopher Bouchard
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant

Absent:

Michael Chisholm

Also Present:

Robert Nagi, VHB
Robert George, George & Davis, PC
Karen Davis, George & Davis, PC
Edward Hershfield, Greenburg Traurig, LLP
Gregory Hoss, David M. Schwarz Architects
Tom Chamberland, Town Liaison
Terry Masterson, Economic Development Director



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

Approval of Minutes

August 24, 2021

Motion: To approve the minutes of August 24, 2021 as written.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (6-0)

ANR – 236 Podunk Road – AH & DB Custom Homes, Inc. (Kenneth Kaszowski)

J. Bubon explained that the applicant is requesting an ANR to create Lots A, B, C & D from the land of Kaszowski on Podunk Road. All the proposed lots meeting the zoning requirements and she recommended that the Board endorse the plan as submitted. She also stated that the

land was in Chapter Land and would have to go through the Right of First Refusal before the lots are sold.

Motion: To endorse the ANR for 236 Podunk Road as presented.

By: C. Bouchard

2nd: D. LaBonte

Vote: All in Favor (6-0)

Documents Reviewed:

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval 236 Podunk Road.*
- *ANR Plan Content and Submittal Checklist 236 Podunk Road.*
- *Plan titled "Plan of Land 175 Shepard Road Sturbridge, Massachusetts Prepared for Record Owner Laurie Boniface" Prepared by Summit Engineering & Survey, Inc. (710 Main Street, Oxford, MA 01537) dated: July 20, 2021*

New England Horse Park, LLC – Equine Center Conceptual Presentation to the Planning Board

J. Bubon introduced the representatives of the New England Horse Park, LLC.

W. George introduced the rest of his team and started the presentation to the Board.

The presentation included the following:

- Amenities: farmers markets, community gardens, biodigester, Horse therapy/riding, community recreation facilities, athletic fields, concession stands, restrooms, community center, nature trails, etc.
- The location
- What they can do, can't do and might do
- Protection for the town – intensity regulations
- Process of site plan review and special permit
- Studies: traffic, noise, etc.
- Annual reviews
- Host Community agreement – benefits to the Town
- Revenue and benefits

The following was discussed by the Board and applicants:

- W. Hersee inquired about Breakneck Road.
 - W. George stated that there would be no public access to the Equine Center from Breakneck (only emergency access). Athletic fields will be owed by the Town so the Town can decide if those fields can be accessed by Breakneck.
- D. LaBonte inquired about the status of the 84 interchange.
 - R. Hoss discussed traffic and the 84 interchange.
 - W. George stated that without the interchange there will be no project.
 - R. Hoss discussed estimated traffic volume, traffic management plan with community.

- W. George discussed the number of race days (10 days/3 weekends) a year and will make sure those race days aren't on the same days as other events happening around Town of surrounding Towns to cut down on traffic.
- D. LaBonte inquired about the parking lot capacity.
 - W. George stated that they are hoping to create a multi-level parking lot into the hill and parking will be separate for the athletic fields parking.
- C. Bouchard inquired how race days would be arranged.
 - W. George stated that they would most likely be on Saturday, Sunday, Monday & Tuesday – 3 weekends out of the year.
- S. Waters inquired who would own the interchange and would people be able to get into Sturbridge from the interchange.
 - W. George stated that the interchange would be owned by MassDot but the road off of the interchange into the Equine Center will be owned by the Town. He also stated that people would be able to get into Sturbridge by getting back onto 84.
- W. Hersee inquired about the parcels proposed to be purchased and the wetlands.
 - W. George discussed the parcels they would like to purchase and the wetlands won't be built on.

Documents Reviewed:

- *Sturbridge Agricultural & Equestrian Center Concept Plan – August 16, 2021*

Town Planner Update

J. Bubon discussed the following:

- Next Meeting Dates:
 - September 28th – Zoning Bylaw Proposal Agricultural Entertainment Overlay District Bylaw proposal – J. Bubon reminded everyone about the Zoning Amendment Public Hearing at the next Planning Board meeting. She also discussed the abutter notifications that were sent out including surrounding towns and that she has had discussions with the CT Council of Governments and the Union CT Planning Board Chair.
 - October 12th:
 - Joint Hearing with the Tree Warden for the removal of two trees on Farquhar Road. The tree removal is necessary to relocate a pole to make way for the Grand Trunk Trail construction.
 - Ocean State Job Lot – Special Permit for a new wall mount sign that exceeds thirty square feet.
 - October 26th – No public hearings scheduled as of this date.
- October 13th through the 16th – J. Bubon will be attending the New England American Planning Association Conference in Burlington, VT.
- Green Light Driving School is moving to electric vehicle fleet.

Old/New Business

D. LaBonte asked if they could get an updated map of the Grand Trunk Trail. J. Bubon stated that she would speak to T. Chamberland about getting an updated map.

Adjournment

Motion: To adjourn meeting.

By: C. Bouchard

2nd: S. Waters

Vote: All in Favor (6-0)

Meeting adjourned at 7:11PM

Minutes prepared by: Jeneé Lacy