

**Sturbridge Planning Board
Meeting Minutes
Tuesday, July 12, 2022
Center Office Building**



Present:

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

Absent:

Charlie Blanchard

S. Waters called the meeting to order at 6:30pm and read the agenda.

Approval of Minutes

June 14, 2022

Motion: To approve the minutes of June 14, 2022 as written.

By: M. Chisholm

2nd: C. Bouchard

Vote: 4-0-2 (D. LaBonte & W. Hersee abstained)

Continuation of Public Hearing – Site Plan & Special Permit – Blueberry Hills Estate

S. Waters read the Town Planner report, which stated that, based on the Peer Review for the Conservation Commission, the applicant needs to revise the plans to allow for connectivity for the on-site vernal pools. It was determined at a staff meeting that the Hearing should be continued to allow the applicant to get further through the review process with the Conservation Commission as the changes could affect the overall site layout and Stormwater Management system. It was recommended in the Town Planner report that the Planning Board take no testimony and continue the public hearing to September 13th at 6:35.

Motion: To continue the public hearing for Blueberry Hills Estate to September 13, 2022 at 6:35 PM.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (6-0)

355 Leadmine Road – Notice of Intent to Sell & Convert – Right of First Refusal

J. Bubon stated that there is a potential purchaser for the property at 355 Leadmine Road and since the property is in Chapter 61B, the Town must decide whether or not to exercise the Right of First Refusal. She recommended that the Board vote to note exercise the right of first refusal.

Motion: Not to exercise the right of first refusal for the property located at 355 Leadmine Road.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (6-0)

Town Planner Update

J. Bubon discussed the following:

- D. LaBonte and S. Waters are up for reappointment;
- Next meetings –
 - July 26th – Potential Waiver of Site Plan for 110 Brookfield Road, to add additional services to a non-conforming business.
 - August 9th – Special Permit & Site Plan for a Verizon Wireless communication attachment to a telephone pole at 179 Main Street, and a possible ANR.
- Old Navy is coming back to the Hobbs Brook shopping center, next to Michaels.

Old/New Business

C. Bouchard asked if there was any news on a business going in where the movie theater was. J. Bubon stated that she was told by the Economic Development Coordinator that there will be new information on the movie theater location by the end of the summer.

D. LaBonte brought up a report on pedestrian safety that the Town Planner emailed out to Board members and suggested that a link for the report be put on the Town website. The Board and Town Planner discussed the report, the need for sidewalks and the walkability of the Town.

S. Waters asked about new lighting in Town and the possibility of undergrounding lighting. J. Bubon stated that she would love to see undergrounding happen but a study would need to be done and it is very expensive. The Board discussed lighting.

D. LaBonte stated that there was a street light out on Route 20 and asked who he could report that to. J. Bubon stated that he would need the pole number, and then he can reach out to National Grid to report.

J. Adams stated that he might not be able to attend the meeting on August 9th.

Adjournment

Motion: To adjourn meeting.

By: C. Bouchard

2nd: W. Hersee

Vote: All in Favor (6-0)

Meeting adjourned at 6:55 PM

Minutes prepared by: Jeneé Lacy