

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, APRIL 11, 2017**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Gibson-Quigley noted the members present:

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

Also Present: Jean M. Bubon, Town Planner
Diane M. Trapasso, Administrative Assistant

Ms. Gibson-Quigley opened the meeting and read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to approve the draft minutes of March 28, 2017
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

TOWN PLANNER UPDATE

DLTA – Market Analysis of various uses recommended in the Master Plan & PDA prepared by CMRPC to determine best uses to be including in zoning bylaw

Taco Bell – new engineer looking at the site - met with Richard Ford regarding the need to submit a revised site plan for the truck stop as part of this proposal.

Low Impact Development Regulations prepared (draft) – will be scheduling a workshop soon

Public Hearing to consider right of first refusal Douty Road – 4/18/2017 @ 7:00 PM

PUBLIC HEARING – RESURRECTION REAL ESTATE, LLC IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A NEW 28 ROOM BUILDING TO BE PART OF THE PUBLIC HOUSE CAMPUS. THE APPLICANT WILL BE DEMOLISHING THE EXISTING STORAGE BARN LOCATED ON THE PROPERTY IN THE LOCATION OF THE PROPOSED NEW BUILDING, PENDING EXPIRATION OF THE DEMO DELAY

IMPOSED BY THE HISTORIC COMMISSION. THE PROPERTY IS LOCATED AT 283 MAIN STREET.

Materials presented:

Application for Site Plan Approval – Resurrection Real Estate, LLC – received 3/13/2017

Existing Site Plan of the Tillyer Property for Resurrection Real Estate LLC – 283 Main Street – prepared by Jalbert Engineering – plan date 2/16/2017 – DWG #17020 – received 3/13/2017

Proposed Landscape Plan – Publick House – prepared by Siemasko + Verbridge – plot date 3/13/2017

Proposed Building Materials – prepared by Siemasko + Verbridge – dated 3/13/2017

Renderings – Publick House - prepared by Siemasko + Verbridge – plot date 3/13/2017

Stormwater Management Submittal for 281 Main Street, MA - prepared for Resurrection Realty by Jalbert Engineering – dated 2/15/2017

Response Memo to Department Comments – from Siemasko + Verbridge – dated 4/11/2017

Ms. Waters read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent
- Mr. Burlingame, Building Commissioner
- Lt. Marinelli, Fire Inspector
- Mr. Morse, DPW Director
- Mr. Ford, Police Chief
- Mr. T. Chamberland, Tree Warden – email dated 4/4/2017 & 4/7/2017
- Ms. Terry, Interim BOH Agent

Ms. Bubon stated that Mr. Morse, Mr. T Chamberland and Lt. Marinelli have requested modifications to the plan. Since we just met last Thursday to discuss these issues, it didn't seem prudent to have the applicant revise the plans for this meeting. Instead, Ms. Bubon stated that she recommended that they present the plans to the Board and discuss how the plans will be revised to address the concerns raised.

Mr. Glick., General Manager of the Publick House, stated that the proposed project is a new 28 room motel building, to be part of the existing Publick House campus. These new rooms will replace the motor lodge rooms that burned and have otherwise been closed; total room count on the property will remain under the 125 room cap.

Mr. Glick stated that they met with the Historic Commission to discuss options to demolition. They received a price of approximately \$150,000.00 to relocate the barn on the property. Mr. Glick stated that they are proposing to relocate the barn to the rear portion of the property. It will be shown on the revised plans.

Mr. Shulman of Siemasko + Verbridge stated that the design invokes the typology of the New England vernacular of a “Big House, little house, back house, barn”. Construction details will match the new construction at the Chamberlain House.

The design of the building is in keeping with the existing adjacent buildings in both scale and detailing. In layout, it is set back from the property line bordering Main Street and the historic Town Common, in order to avoid taking emphasis from the existing historic structures. This work can be done without detriment to the neighborhood or the environment.

Mr. Shulman stated that the DRC approved the architectural designs for the project with the recommendation that they consider removing the rotary and consider changing the front entrance of the building by eliminating the front porch.

Mr. Shulman stated that there will be no round-about, it will be a T intersection. The porch will remain. They believe that the front porch is an important design element. A review of other structures within the National Register District shows that many of the structures do contain porches.

Mr. Shulman stated that extensive landscaping will be undertaken to beautify the area surrounding the proposed new building. The existing vehicular access to the property will be organized and clarified, with the amount of paved area at the entrance reduced, so that visitors will have a clearer understanding of where to go on the property. The access road to the rear parking lot will be widened, and sidewalks added, to increase pedestrian safety in passing from the front to the rear of the property. Additional accessible parking will be provided, and a new accessible reception lobby will be created as part of the project.

The Board had the following questions, concerns and comments:

- Flush sidewalk – gives more room for the new tower fire truck – 15’ spread
- Materials show cedar siding – where will it be – Mr. Shulman stated on the cupola on the barn
- Eleven houses around the Common – eight have porches – Mr. Chamberland is in favor of the porches
- Ms. Dumas is a huge supporter of the Publick House but feels the proposal does not meet the guidelines of the bylaw – the scale of the project is massive and will impact the Town Common – not against the project but against having on this site
- Will the parking be visible from the cemetery – Mr. Shulman stated that the trees that are already there and the addition of more trees being planted – the parking lot will be screened – Mr. Shulman also stated that they are having an

arborist check the trees to be saved and if cannot be saved new ones will be planted

- The design is beautiful – the barn a little too much
- Driveway will be cars only – Mr. Glick stated yes – trucks and busses have their own entrance
- Excellent job – meets intent of the zoning
- Crosswalk at Sadie Green – Mr. Shulman stated that the entrance to Sadie Green left alone – Mr. Glick stated that can park in the rear and will have brick sidewalk
- Add a tree at the corner of Sadie Green – Mr. Shulman stated that they can do that
- Snow removal – Mr. Shulman stated that there are snow storage areas – Mr. Glick stated that there property is always clear of snow
- Adding a fire hydrant – Mr. Shulman stated that it was discussed at the staff meeting and one will be added

Ms. Moore of 37 Betsy Ross Circle, manager of the bake shop, stated that she talks to a lot of people from everywhere and all say they love the Publick House. The grounds are always beautiful; the service is great. The Publick House is an asset to the Town.

Mr. Zeh of 42 Old Farm Road stated that he has had 10 years' experience with the Publick House. He is with the Rotary Club and the Publick House has always supported organizations in Worcester County. They know how to give back to the community.

Ms. Jacobson of 283 Main Street, lives in the apartment above Sadie Green's and is the banquet manager at the Publick House. She has been in the hospitality business for thirty years with different organizations. The Publick House makes everyone feel warm and welcomed and very supportive of their staff.

Mr. Briere of 50 Arnold Road stated that he was an employee of the Publick House way back when before the Harringtons owned it. He stated that the proposed barn is architectural correct for New England. He is in favor of the project.

Ms. Search of 510 Leadmine Road asked if a mound could be built to block the parking lot in order to not see the parking lot in the rear of Sadie Green's. Could the building be moved back?

Mr. Shulman stated that moving the building back would compromise the ability for construction. There will be dogwood trees and lilacs, to screen the parking no need for a mound.

Ms. Proulx of 7 Crescent Way stated that she has never talked in front of a microphone but when it came to the Publick House she just had to say something. She loves the Publick House and they are a class act.

The majority of the Board is in favor of the project having the porches.

Motion: Made by Mr. Cunniff to continue the Public Hearing for Resurrection Real Estate LLC to April 25, 2017 @ 7:35 PM at Town Hall.

2nd: Mr. Chamberland

Discussion: None

Vote: 7 – 0

OLD/NEW BUSINESS

Recreational Marijuana Ban passed at the election but is was not a wide margin – The Board questioned what happens now – Ms. Bubon stated it needs to be voted at Town Meeting

If it fails then vote for a moratorium

Voted at the State level – now Towns can decide if they want the sale of recreational marijuana

NEXT MEETING

April 25, 2017 @ Town Hall

On a motion made by Mr. Chamberland, and seconded by Mr. Blanchard and voted 7 - 0, the meeting adjourned at 7:50 PM.