

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, MARCH 8, 2016**

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 Cuniff  
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 February 23, 2016.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 7 – 0

**TOWN PLANNER UPDATE**

Reminder – CPTC Workshops – March 19, 2016 at Holy Cross – if interested contact Ms. Trapasso in the next few days

Update 604b Grant – Educational Activities at OSV on Earth Day 4/22/2016 – hands on activities for kids

**PUBLIC HEARING – WIRELESS COMMUNICATIONS FACILITIES  
DISTRICT BY AMENDING LANGUAGE CONTAINED IN THE TITLE OF  
CHAPTER, SECTION 12.01 PURPOSE, SECTION 12.02 DEFINITIONS,  
SECTIONS 12.03 USE REGULATIONS, SECTION 12.04 SAFETY STANDARDS,  
SECTION 12.05 PROCEDURE, SECTION 12.06 MONITORING AND  
MAINTENANCE, SECTION 12.07 MODIFICATIONS AND SECTION 12.09  
EXCEPTIONS THE PURPOSE OF THE AMENDMENTS IS TO UPDATE  
THE LANGUAGE TO BE CONSISTENT WITH CURRENT REQUIREMENTS  
AND REGULATIONS, UPDATE PERMITTING REQUIREMENTS, UPDATE**

## **LOCATIONS PERMITTED, AND TO UPDATE DESIGN STANDARDS FOR INSTALLATION.**

### **Materials presented:**

Summary of changes proposed/discussion items by Jonathan Eichman

Chapter Twelve – Wireless Communications Facilities – Public Hearing Version

Ms. Waters read the legal notice.

Ms. Bubon stated that the updated version had been reviewed by Attorney Eichman and Mr. Maxson who made further edits. There are a couple of items that need to be reviewed.

The Board went through the summary sheet Ms. Bubon provided and had the following Comments, questions and concerns:

- #1 – The Board agreed to delete the last phase
- #2 – The Board agrees that a qualified individual, an engineer, who has expertise based on elevation of the land should be responsible for measurement techniques – the Board would like to see the Rules & Regs updated to show pictures
- #3, 4, 5, 6 – Board agreed
- #7 – The Board would require a Peer Review for expertise
- #8,9,& 10 – The Board agrees
- The Board agreed to keep Site Plan & Special Permit capitalized

**Motion:** Made by Mr. Cunniff to close the Public Hearing

**2<sup>nd</sup>:** Mr. Blanchard

**Discussion:** None

**Vote:** 7 - 0

**Motion:** Made by Ms. Waters to support the proposed amendments to the Wireless Communication Facilities Bylaw and to forward those to the Town Administrator for inclusion on the Annual Town Meeting Warrant.

**2<sup>nd</sup>:** Mr. Blanchard

**Discussion:** If this bylaw passes at Annual Town Meeting, the Board would like to update the Rules & Regs and be specific with photos

**Vote:** 7 – 0

## **PUBLIC HEARING – FIRST, TO CONSIDER AMENDING CHAPTER TWO – DEFINITIONS BY INSERTING NEW DEFINITIONS FOR MICROBREWERY, WALK UP ESTABLISHMENT, ARTIST STUDIO, ARTS CENTER, FARMER'S MARKET AND INDOOR FAMILY AMUSEMENT CENTERS.**

## **SECOND, TO CONSIDER AMENDING CHAPTER 8 – COMMERCIAL TOURIST DISTRICT BY UPDATING PERMITTED USES AND EXCEPTIONS FOR DEVELOPMENT AND REDEVELOPMENT WITHIN THE**

**COMMERCIAL TOURIST DISTRICT AND BY UPDATING CHAPTER 19  
TABLE OF DIMENSIONAL REQUIREMENTS AS RELATED TO THE  
COMMERCIAL TOURIST DISTRICT.**

**LAST, TO CONSIDER AMENDING THE ZONING MAP OF THE TOWN OF  
STURBRIDGE BY CHANGING THE PROPERTY LOCATED AT 380 MAIN  
STREET FROM PART SUBURBAN RESIDENTIAL, PART COMMERCIAL  
AND PART COMMERCIAL TOURIST DISTRICT TO ALL COMMERCIAL  
TOURIST DISTRICT, AND BY CHANGING 472 AND 478 MAIN STREET  
FROM SUBURBAN RESIDENTIAL AND PART COMMERCIAL TOURIST  
DISTRICT TO ALL COMMERCIAL TOURIST DISTRICT.**

**Materials presented:**

Proposed Additions to Chapter Two – Definitions – revised as per Attorney Eichman's comments – 3/3/2016

Chapter Eight – Use Regulations – Commercial Tourist District – reviewed at Planning Board Meeting 12/1/2015

Zoning parcel map - Commercial Tourist District

Ms. Waters read the legal notice.

Ms. Bubon stated that Attorney Eichman had only minor edits and that she would re-number for the warrant.

Ms. Damon a resident questioned the limit in the Commercial Tourist District, gallon amount.

Ms. Bubon stated that the amount is regulated by the brewery license.

The Board had the following comments, concerns and questions:

- Concern about large size of buildings as lot sizes are increased – regulated by CTD zoning requirements, except for hotel/motels. Ms. Bubon stated that CTD is intended to attract tourism, so the potential for a large hotel/spa on larger lot would meet those intentions

**Motion:** Made by Mr. Chamberland to close the Public Hearing

**2<sup>nd</sup>:** Mr. Cunniff

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Mr. Cunniff to support the proposed amendments to the Chapter 2 – Definitions, Chapter 8 – Commercial Tourist District and Chapter 19 – Table of Dimensional Requirements and the zoning map as related to parcels 380, 472 & 478 Main Street and to forward those to the Town Administrator for inclusion on the Annual Town Meeting Warrant.

2<sup>nd</sup>: Ms. Hart  
Discussion: None  
Vote: 7 – 0

**PUBLIC HEARING SITE PLAN APPROVAL – THE APPLICANT  
DEMOLISHED THE MOTEL AND WILL REDEVELOP THE PROPERTY AT  
195 CHARLTON ROAD. PROPOSED SITE IMPROVEMENTS INCLUDE  
CONSTRUCTION OF A ONE-STORY CHAIN RESTAURANT (TACO BELL)  
WITH 32 PARKING SPACES**

**Materials presented:**

Application for Site Plan Approval – Charter Foods North, LLC (Taco Bell) – received 2/9/2016

Taco Bell– Accuserv Lighting & Equipment– prepared by John Bujake

Charter Foods North, LLC Site Plan – prepared by Sherman & Frydryk, LLC – project #15143 – plan date 1/20/2016 – received 2/10/2016

Sign & Landscape plan – prepared by Kathleen Day, Architect – plan date 10/22/2015 – received 2/10/2016

Taco Bell – Sturbridge MA Architectural Plans – submitted at the Public Hearing – 3/8/2016

Ms. Waters read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Lt. Marinelli, Fire Inspector
- Mr. Colburn, Conservation Agent
- Ms. Terry, Interim BOH Agent
- Mr. Burlingame, Building Commissioner
- Mr. T. Chamberland, Tree Warden
- Mr. Ford, Police Chief

Mr. Terry of Sherman & Frydryk spoke on behalf of the applicant. Mr. Terry stated that the site improvements proposed by Charter Foods consists of redeveloping the property at 195 Charlton Road. The parcel is on the south side of Route 20 approximately 850 feet east of Hall Road. The existing property supported a motel building with bituminous and gravel driveway and parking areas. The building has been removed from the site. The proposed development will divide the existing parcel into two lots and site improvements will take place on Lot A.

Mr. Terry stated that the proposed site improvements include construction of a one-story building; provide hot asphalt driveway and parking areas, and construction of a stormwater management system. The proposed parking area will provide a total of 32 parking spaces on site including two dedicated handicapped accessible spaces. The location of access/egress driveway to the site will remain at the same location; however, it will be reshaped and resurfaced. The proposed site improvements will also include a closed storm drain system and an infiltration basin with sediment.

The project will require municipal sewer and water connections. The proposed sewer connection will follow the Charlton Road public right of way west to the existing sewer service crossing. An existing 8" ductile iron municipal water service exists on the south side of Charlton Road.

Ms. Bubon stated that an access permit will be required from MassDOT. The applicant did file with MassDOT on February 8, 2016; this is contrary to our usual process of local approvals being obtained prior to filing with MassDOT. It is typical that once the Planning Board approves the Site Plan, a filing will be made to MassDOT using the approved plans as the basis for the submittal. The only usual exceptions are that discussions may take place with MassDOT during the permitting process relative to any traffic mitigation measures that may be required.

Ms. Bubon stated that the applicant is making progress with DRC and at their meeting that afternoon 3/8, DRC requested that the stone work be extended around the whole building. They have added shutters and awnings to the windows. The meeting was continued to March 22, 2016.

Ms. Bubon stated that she met and talked to Mr. Ford, the property owner and had found that Parcel A is a proposed land lease; this will not be a sale of the property. Ms. Bubon previously discussed with Mr. Ford, the property owner, a Modification of Site Plan will need to be filed for the property as the most recent plans show a truck exit lane running behind the diner and motel properties. While these are all separate parcels, the access for all the uses has been shared and they have indeed been treated as a tract of land. Ms. Bubon knows further negotiations are ongoing for the diner property, however, Ms. Bubon strongly urges the owner to determine the final configuration and layout of these lease sites so that a revised plan can be prepared.

The most recent plan of record is dated 9/6/1999 and shows the use of 195, 197, 201, and 201A with common travel lanes. Section 25.03 (a) of the Zoning Bylaw states in part, "there shall be only one final site plan in effect for a tract at any point in time. The Planning Board shall not approve multiple final site plans for all or any portion of a tract subject to Site Plan Review." Ms. Bubon thinks it is fine to move forward with the review of this plan, however, prior to final approval, there will need to be a modification plan for the Tract. The revised plan should clearly show Lease Area A (Taco Bell), Lease Area B (future development site where the diner was previously), and the New England Truck Stop remaining in its current location without the exit lanes going along the back of the lots. Cross connections would potentially be appropriate and even desirable if a retail or similar use leases the Parcel B Area (Diner location). This would help to eliminate unnecessary trips in and out of busy Route 20.

Ms. Bubon recommends that this Public Hearing be continued until April to allow time for the applicant to work on needed modifications to the plan submitted, and to allow time for the property owner to have a master site plan prepared for the Tract.

Mr. McCarthy of 175 Main Street stated that traffic is a major concern but redevelopment of the property is good.

The Board had the following concerns, questions and comments:

- How many seats in the restaurant – Mr. Terry stated there will be 25 seats
- Not enough trees in front to the property – stone extended to the entire building except in the back – no stucco
- No outdoor seating – something to think about
- Extending the water lines – the plans show to be terminated before the driveway – should be across the driveway – always extend to the farthest end of the property
- Not satisfied with the traffic narrative – need a complete traffic study of the area
- Large windows in the front – maybe they could have panes in them
- Black uprights on the drive thru – what are they – Mr. Terry stated one is a black gutter and the others are down cast lights
- Should reject the plan until the Board gets a whole new plan showing the three parcels
- Concern about safety – traffic is a major concern
- Very unique problem with this commercial property – one site plan – three parcels – may need three separate site plans

Ms. Bubon stated that she is requesting a new site plan and a traffic study done by the next meeting.

**Motion:** Made by Ms. Dumas to continue the Public Hearing for Charter Foods North, LLC to April 12, 2016 at 6:35 PM.

**2<sup>nd</sup>:** Mr. Chamberland

**Discussion:** None

**Vote:** 7 - 0

### **TOWN PLANNER UPDATE CONTINUED**

Historical Commission Public Hearing on the Demolition Request for 362 Main Street will be held Thursday, March 10, 2016 at 6:30 PM

### **OLD/NEW BUSINESS**

None

## **NEXT MEETING**

March 22, 2016

On a motion made by Mr. Chamberland, and seconded by Mr. Cunniff, and voted 7 – 0, the meeting adjourned at 8:55 PM.