

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, APRIL 25, 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 April 11, 2017
2nd: Mr. Cunniff
Discussion: None
Vote: 7 – 0

ANR –DIVERDI BUILDERS, INC – 367 NEW BOSTON ROAD

Materials presented:

Form A – dated 4/19/2017

Plan of Property Surveyed for Diverdi Builders, Inc. – 367 New Boston Road

Ms. Bubon stated that this plan is slightly modified from the plan previously endorsed by the Board to slightly change the lot lines so that all the lots meet the lot width at the setback.

Ms. Bubon recommends that the Board endorse the plan as submitted since it meets the requirements.

Motion: Made by Mr. Chamberland to endorse the Plan of Property for Diverdi Builders, Inc. for 367 New Boston Road.
2nd: Mr. Blanchard
Discussion: None
Vote: 7 – 0

Ms. Waters signed the plan.

TOWN PLANNER UPDATE

May 2nd – after the Planning Board meeting the Finance Committee will be reviewing the zoning articles. Ms. Bubon asked that any available members attend the meeting with her.

OLD/NEW BUSINESS

At the last BOS meeting – Douty Road a comment was made that all Boards endorsed the plan. Did not discuss the new plan that was presented that night – have not seen it

PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE TOWN'S ZONING MAP. THE PROPERTY OWNERS OF 212, 214, 216 AND 226 CHARLTON ROAD TO HAVE THEIR PROPERTIES CHANGED FROM INDUSTRIAL PARK TO COMMERCIAL DISTRICT.

Materials presented:

Letter from the property owners dated 2/17/2017 – with signatures requesting the zoning change

Memo from Mr. Ford, Chief of Police – dated 4/21/2017

Ms. Waters read the legal notice.

Ms. Gibson-Quigley stated that the property owners have submitted this petition to change the properties form Industrial Park to all Commercial District. No matter how the Board votes this petition will be go to Town Meeting for a vote.

Mr. Thompson of 212 Charlton Road asked that his family property located at 212 Charlton Street along with 214, 216 and 218 Charlton Road be considered for a change of zoning form Industrial Park to Commercial. He noted various reasons for the change, and stated that the current zoning is too restrictive, making it very difficult to sell the properties.

The Board had the following comments, concerns and questions:

- Why not come before the Board before – Mr. Thompson stated that he always thought a buyer would come with a vision for the property
- Ms. Dumas is concerned with safety – wrote a letter about safety problems when the development was approved for the Comfort Inn
- Ms. Dumas stated the she feels an office building would be a better development to deal with the traffic issues - she is oppose to changing the property to Commercial
- It a high traffic area
- More opportunity for development if it's rezoned to Commercial – if parcels are combined

- Curb cuts are controlled by the State not Planning Board

Ms. Bubon stated that the 218 Charlton Road property should be 226 Charlton Road.

Motion: Made by Mr. Blanchard to close the Public Hearing.
2nd: Ms. Waters
Discussion: None
Vote: 7 - 0

Motion: Made by Mr. Blanchard to support the Citizens' Petition to change 212, 214, 226 and 218 Charlton Road from Industrial Park District to Commercial District.
2nd: Mr. Chamberland
Discussion: None
Vote: 4 – 3 (Ms. Gibson-Quigley, Ms.Hart &Ms. Dumas)

PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE TOWN'S ZONING BYLAW AS SUBMITTED BY CITIZENS' PETITION. THE PETITIONERS ARE REQUESTING THAT CHAPTER 27 – VILLAGE GATEWAY DISTRICT BE AMENDED BY INSERTING A NEW 27.04B (SPECIAL PERMIT USES) (6) TO ALLOW FAST CASUAL RESTAURANT WITH DRIVE THRU.

Materials presented:

Petition with residents' signatures to the BOS requesting the Zoning Amendment – received by the Town Clerk's Office – 3/201/2017

Memo from Mr. Ford, Chief of Police – dated 4/21/2017

Ms. Waters read the legal notice.

Ms. Gibson-Quigley stated that the property owners have submitted this petition to amend Chapter 27 – Village Gateway District by inserting a new 27.04 B(Special Permit Uses) (6) to allow Fast Casual Restaurant with Drive Thru. No matter how the Board votes this petition will be go to Town Meeting for a vote.

Mr. Doherty of MidPoint Engineering stated that on March 28, 2017 the Planning Board voted Fast Casual Restaurant in Commercial and Commercial II Districts. Mr. Doherty stated that having Fast Casual Restaurant to the Village Gateway District would be beneficial to the district and the Town.

The Board had the following concerns, comments and questions:

- Ms. Dumas does not support adding Fast Casual Restaurant with Drive Thru – hopes that the Board members stick to their original vote – worked hard on this district
- Safety is a big issue internally – internal walkability safety
- New Site Plan if drive thru

- The owner has redone his site plan because of vernal pool being found on the property – has worked with the Town to make this project a focal point for Sturbridge
- Confident with design and specifications would not impact the site

Mr. & Mrs. Rosenbloom of 5 Old Brook Circle are in favor of fast casual restaurant. Thank the owner for an amazing job he is doing.

Ms. Gimas of 38 Farquhar Road commends the property owner for bringing this hotel to Sturbridge. The residents want Fast Casual restaurant for this property. The site will be beautiful. She supports Fast Casual Restaurant.

Mr. Chisholm of 33 Audubon Way stated that he is in favor of having fast casual. It's a convenience for families with small children.

Mr. Castendyk of 16 Hall Road is concerned with traffic

Motion: Made by Mr. Blanchard to close the public hearing.
2nd: Mr. Cunniff
Discussion: None
Vote: 7 - 0

Motion: Made by Mr. Blanchard to support the citizen's petition to amend Chapter 27 – Village Gateway District by inserting a new 27.04 B (Special Permit Uses) (6) to allow Fast Casual Restaurant with Drive Thru.
2nd: Ms. Waters
Discussion: None
Vote: 2 – 5 (Ms. Gibson-Quigley, Mr. Cunniff, Ms. Hart, Ms. Dumas & Mr. Chamberland)

CONTINUATION OF THE 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

A plan entitled "Site Plan of the Tillyer Property for Resurrection Real Estate, LLC – 283 Main Street, Sturbridge MA." The plan contains Sheets 1 – 7 - dated 2/16/2017 - revised through 4/19/2017 – prepared by Jalbert Engineering, Inc. – 54 Main Street, Sturbridge MA

A plan entitled "Proposed Renovations and Additions to the Publick House – Proposed Landscape Plan." The plans contains Sheets L5 – L6, and Sheet L0.0 – Proposed Landscape Features - dated 3/13/2017 – revised 4/20/2017 – prepared by Siemasko + Verbridge – 126 Dodge Street, Beverly MA

Architectural Plans consisting of five sheets and Renderings Sheets R1 – R2 – dated 3/13/2017 – prepared by Siemasko + Verbridge – 126 Dodge Street, Beverly MA

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

A document entitled – Consulting Arborist Services Tree Inspection – prepared by Donald Pease – MA Certified and CT Licensed Arborist – Northern Tree Services, Inc.- 120 Park Street, Palmer MA – dated 4/14/2017

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

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner – 4/7/2017 & 4/21/2017
- Mr. Colburn, Conservation Agent- 3/22/2017
- Mr. Burlingame, Building Commissioner – 3/30/2017
- Lt. Marinelli, Fire Inspector – 3/20/2017
- Mr. Morse, DPW Director – 4/5/2017
- Mr. Ford, Police Chief – 4/4/2017
- Mr. T. Chamberland, Tree Warden – email dated 4/4/2017 & 4/7/2017 & 4/21/2017
- Ms. Terry, Interim BOH Agent – 3/22/2017

Mr. Jalbert of Jalbert Engineering stated that the applicant is seeking approval to construct a new building in the approximate location of the barn behind the Sadie Greens shop. The proposed project is a new 28 room hotel building which will be part of the existing Publick House campus. It has been indicated in the application that these new rooms will replace the motor lodge that burned and have otherwise been closed, with the total room count remaining under the 125 room limit. As part of this project the access road to the rear parking lot will be widened and sidewalks will be added. There will also be a parking lot created for this building and additional accessible parking and an accessible reception lobby will be created as part of the project.

The new proposed location for the barn is also shown on the revised plans as requested by the Historic Commission in its decision of March 23, 2017. Additional trees in the front of the property were added as requested at the Public Hearing and a new sidewalk to connect the new parking lot to the Sadie Green's shop.

The Board had the following questions, concerns and comments:

- The driveway – sidewalk flush – Mr. Jalbert stated there are two sidewalks – one stripped and flush to the roadway and the other raised
- What happens if you hit ledge and have to blast – Mr. Shulman stated that they don't anticipate running into ledge but if they do they have to follow all the codes of the Town and State for blasting
- More landscaping on the south side – have grass – Mr. Shulman stated that because of the new Fire regulations fire will not accept
- See cars from the cemetery – Mr. Shulman stated that there are trees already there and more trees will be planted – you can only see through the trees
- The Board complimented the Publick House on a great project and well done plans and thanked them on the response to staff concerns
- Concern about construction taking place during weddings - Mr. Glick stated that weddings at the tent and guests staying at the Chamberlain House will not even see the construction – if need be we will stop construction for an event
- Add a tree near the door of the Tavern to downsize the massive new building – Mr. Shulman stated that we will look into it and see if a tree there is feasible
- Town Hall received a complaint for a bride and groom about their wedding – Mr. Glick wished that the complaint was forwarded to him so he could of handled with the couple

Mr. Briere of 50 Arnold Road stated why the Sadie Green's building is called the Tillyer house, when Tillyer didn't live there. The Board noted that the site is referred to as the Tillyer property.

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

2nd: Mr. Blanchard

Discussion: None

Vote: 7 - 0

Motion: Made by Ms. Waters to approve Site Plan to Resurrection Real Estate, LLC for the construction of a new 28 room building to be part of the Publick House campus, according to the plans with the following twelve conditions:

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
2. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
3. All other necessary permits must be obtained prior to the start of construction.
4. The site shall be kept in a neat and orderly condition throughout the construction process.
5. Exterior construction shall only occur during the hours of 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to Noon on Saturday. No exterior construction shall occur the

following holidays – New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day.

6. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
7. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project. The list must be updated whenever necessary for the duration of the project.
8. Maintenance is required for all plantings as proposed. The plantings shall be reviewed annually by the owner/applicant and any materials requiring replacement shall occur. A maintenance plan shall be submitted as required by the Tree Warden.
9. All excavation and trenching for new utilities will be in accordance with state trenching regulations 520 CMR 14.00 Excavation and Trench Safety. The Site shall be secured using as necessary during construction.
10. Appropriate erosion controls must be in place prior to the start to construction; special attention shall be paid to areas downslope of the work area.
11. An anti-tracking construction entrance is required to prevent the tracking of soils onto Main Street so that no soils enter the storm drains.
12. Two copies of an as-built shall be provided to the Planning Department after completion of construction.
13. A tree shall be added near the Tavern front door as discussed at the Public Hearing if feasible.

2nd: Mr. Chamberland

Discussion: Mr. Blanchard stated that condition #13 about adding a tree did not seem necessary.

Vote: 6 – 0 - 1 (Ms. Dumas)

NEXT MEETING

May 2, 2017

On a motion made by Ms. Waters, and seconded by Mr. Blanchard and voted 7 - 0, the meeting adjourned at 8:40 PM.