

**STURBRIDGE PLANNING BOARD
AND DESIGN REVIEW COMMITTEE
MINUTES OF
TUESDAY, SEPTEMBER 26, 2017
TOWN HALL**

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
Mr. Castendyk, DRC
Ms. Cook, DRC
Mr. Shevlin, Pare Corporation

Ms. Gibson-Quigley opened the meeting at Town Hall and read the agenda.

APPROVAL OF MINUTES

Motion: Made by Ms. Waters to approve the draft minutes of September 12, 2017
2nd: Mr. Blanchard
Discussion: None
Vote: 7 – 0

TOWN PLANNER UPDATE

CVS – had an inspection last Friday – found a few issues – planning to open between October 8th and 15th – the site and building really turned out very nice

Attorney General's Office has approved two zoning articles from Town Meeting so far – Articles 30 & 41 – Article 30 was the new definitions for Fast Casual and Restaurant – Article 41 – was to allow Fast Casual with Drive Thru by Special Permit in the Village Gateway District

The Board and Ms. Bubon thanked Ms. Trapasso for her service, professionalism and hard work and congratulated her on her retirement.

PUBLIC HEARING – OM SHRI AMBIKA, LLC IS REQUESTING SITE PLAN/SPECIAL PERMIT TO ALLOW A MODIFICATION TO THE APPROVED SITE PLAN, WHICH INCLUDES REPLACING THE PREVIOUSLY PROPOSED FREESTANDING 5,700 SF – 200 SEAT RESTAURANT WITH A 6,600 SF TWO TENANT BUILDING. ONE TENANT IN THIS BUILDING WOULD BE A 4,200 SF – 90 SEAT “FAST CASUAL” RESTAURANT WITH A DRIVE THRU WHICH WILL REQUIRE A SPECIAL PERMIT. THE SECOND TENANT IS A PROPOSED 2,200 SF – 45 SEAT RESTAURANT WHICH IS ALLOWED IN THE VILLAGE GATEWAY DISTRICT. PROPERTY LOCATION IS 21 NEW BOSTON ROAD.

Materials presented:

Narrative of the project – prepared by MidPoint Engineering – dated August 28, 2017

Fee for the application

Application for Site Plan/Special Permit – Om Shri Ambika, LLC – received 8/29/2017

Site Plan Exhibit – Om Shri Ambika, LLC – prepared by MidPoint Engineering – plan date 9/14/2014 – revision #4 – 8/4/2017

Site Plans – Hotel Redevelopment Plan – 21 New Boston Road – prepared by MidPoint Engineering – plan date 2/27/2014 – revision #6 – date 8/4/2017

Architectural - Panera Bread – 21 New Boston Road – prepared by Adison Architects PLLC – date 9/14/2017 – project #17-33 – revision 9/20/2017

Peer Review Report – Engineering Report – Traffic – Stormwater Management – Site Plan – Architectural Plans- -prepared by Pare Corporation – dated 9/18/2017

Response letter from MidPoint Engineering – Re: Pare Corporation Peer Review – dated 9/20/2017

Peer Review Check - \$4,650.00 – dated 9/6/2017

An email dated September 21, 2017 from Mr. Doherty regarding a phone conversation held earlier in the day with Mr. Morse and Ms. Bubon in regards to the water service for the building

Ms. Waters read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Mr. Colburn, Conservation Agent
- Mr. Ford, Police Chief

- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Ms. Terry, Interim BOH Agent
- Mr. T. Chamberland, Tree Warden

Mr. Doherty of MidPoint Engineering spoke on behalf of the applicant. Mr. Doherty stated that the applicant is seeking a special permit to allow “fast casual restaurant” with drive thru on the property. The applicant is also seeking a modification to the approved site plan. The modification would include replacing the previously proposed freestanding 5,700 sf – 200 seat restaurant with a 6,600 sf two tenant building. One tenant in this building would be a 4,200 sf – 90 seat “fast casual restaurant” with drive thru which requires a special permit. The second tenant is a proposed 2,200 sf – 45 seat restaurant which is an allowed use in the Village Gateway District. The modification also includes construction of electric vehicle charging stations within the parking lot.

The project plans have been revised by modifying the area immediately adjacent to the proposed 6,600 sf building. No changes are proposed in the area of the hotel, bank or perimeter landscaping. The proposed modification will result in a decreased parking demand. 184 parking spaces will be provided on the site where 166 parking spaces are required. The modification does not change the proposed limit of work for the project but will result in an increase of approximately 810 square feet of impervious surface coverage. This minor change to surface coverage will not require changes to the proposed stormwater management system.

The components of the drive thru have been designed in conformance to section 21.14 of the Zoning Bylaw. A vehicle queue length of 184 feet is provided as are bypass lane and adequate lane width and turning radii. The drive thru lane will be located approximately 155 feet from Route 20 and approximately 55 feet from New Boston Road. Elevation difference between the drive thru lane and roadway and the project perimeter landscaping will provide adequate screening of the drive thru components and will prevent vehicle headlights from impacting motorists on the adjacent roadways.

Mr. Shevlin stated that the New Boston Road location is not in an area that would be considered a large employment area so the queues may not be as bad. AK Associates does state later in his report that 23 % more trips were added to fast food restaurant trip generation to accommodate trips associated with drive thru so it appears that a significant amount of drive thru may be expected.

Mr. Shevlin stated there is concern with vehicles exiting the drive thru lane. Autoturn was applied to layout and encroachments occur into aisle and entrance way. One hundred eighty degree turn is a difficult maneuver.

Mr. Shevlin stated that the traffic circulation for deliveries and trash pick-up could be a problem. Dumpsters appear to be behind the building making pick-ups difficult.

The Board had the following questions, concerns and Comment:

- Will there be directional signage for the drive thru – Mr. Doherty stated yes

- Site safety during construction – Mr. Doherty stated the bank site will be used for construction staging and not so much disturbance at the site because the major work is done
- Will the construction area be fenced – Mr. Doherty stated it will be discussed – Mr. Patel stated that the same builder will be used and he fully understands safety is first
- Trash pick-up interfering with the drive thru lane – Mr. Doherty stated that they can control the trash pick-up times and not schedule during peak time
- Concern with the right turn from the drive thru – Mr. Doherty stated could change the grade but that would be a problem – could encourage left turn only
- How will the dumpsters be screened – Mr. Doherty stated that part are into the retaining wall, the rest covered by vinyl enclosure
- Village Gateway District look is to be special and unique to Sturbridge – the goal is to have the District look nice – Mr. Doherty stated that he believes this project is a high quality – Mr. Patel stated that his building is high quality
- Having the trucks backing up – thought about having a convex mirror – Mr. Doherty stated that is a thought or have the trucks flow with the traffic
- Is restaurant #2 sit down only – Mr. Doherty stated that it is not definite yet – could be fast casual without drive thru or fast food – could be retail – Ms. Bubon stated minimum of 4200 sf is necessary for a fast casual drive thru in this district and that fast food is not allowed.
- Final site plan needs to show lighting for the restaurant – Mr. Doherty stated that lighting will be what is allowed in the regulations
- Crosswalk from the hotel a different material – Mr. Doherty stated that the crosswalk is concrete black vs gray
- Brick frontage in front of the restaurant – Mr. Doherty stated that it is stamped concrete – outdoor seating in front
- Hours of the drive thru – Mr. Doherty stated 6:30 AM – 10:00 Pm depends
- Differentiate the two restaurants by two different roof lines – just a thought - height restriction at the drive thru – Mr. Doherty stated that there will be a 14' high awning
- Two sides blank space – use false windows – Ms. Bubon stated she talked to Mr. Doherty and they are looking onto it
- Deliveries to the site a concern with the traffic and safety to the site – Mr. Doherty stated that the deliveries are daily

M/M Rosenbloom of 5 Old Brook Circle thanked Mr. Patel for a beautiful site and hope the Board votes in favor of the restaurant project. Feels that the CVS sign is bigger and the Patel project should have a larger sign.

Ms. Bubon stated that the CVS sign is 30 sf as it is stated in the bylaw and if Mr. Patel feels he needs a larger, he can apply for a special permit.

Ms. Saerian of 36 New Boston Road stated that she would like to see crosswalks and bike lanes on New Boston Road, concern with more traffic on the street.

Ms. Bubon stated that having sidewalks is a Town wide concern.

Mr. Kaitbenski of 426 Leadmine Road stated site is already prepared for construction – have to go underground for the water. He also stated that 18 wheelers can make the left turn plenty of room.

Ms. Gimas stated that all agree that Mr. Patel's site is beautiful. The dynamics of the Town is changing, new blood and it was evident at Town Meeting when a large number of residents were there to vote on the bylaw amendment to add fast casual restaurant with drive thru. This project is good for the Town.

Ms. MacFar of 3 Old Brook Circle stated she is thankful Panera is coming.

Mr. Summers hopes it gets approved.

Mr. Neal asked why can't the Board just vote for the Special Permit, tonight?

Ms. Bubon stated that most of the concerns are with traffic with the drive thru and that is all part of the Special Permit.

Ms. Bubon stated that the application is not quite ready for approval; there are a few outstanding issues to be resolved. They are the following:

- Traffic flow and circulation
- Conflicts with water lines drain line and grease traps
- Tight turning radius exiting the drive thru
- Potential issues with trash pick-up
- Landscaping plan appears to be overlaid on an older version that is lacking some of the notes that were required by the 2014 Site Plan Approval and should be updated
- Outdoor seating needs to be shown on the revised plan
- Lighting plan
- Check with the landscape plan before making any changes with the traffic flow

Ms. Bubon recommended that the plan be revised and submitted by the applicant for final staff and Peer Review. If the plans can be generated fairly quickly, she recommends a continuation of the Public Hearing to October 10, 2017 at 6:35 PM at Town Hall.

Both Mr. Doherty and Mr. Patel stated that they would be ready for the October 10th meeting.

Motion: Made by Mr. Chamberland to continue the Public Hearing for Om Shri Amibika, LLC for modification of Site Plan/Special Permit for the property located at 21 New Boston Road to October 10, 2017 at 6:35 PM at Town Hall.

2nd: Mr. Blanchard

Discussion: None
Vote: 7 – 0

OLD/NEW BUSINESS

None

NEXT MEETING

October 10, 2017 @ Town Hall

On a motion made by Ms. Waters and seconded by Mr. Cunniff, and voted 7 - 0, the meeting adjourned at 8:35 PM.