

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MARCH 22, 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 (**arrived @ 6:35 PM**)
James Cunniff
Penny Dumas
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

Also Present: Diane M. Trapasso, Administrative Assistant

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

APPROVAL OF MINUTES

Motion: Made by Ms. Waters to approve the draft minutes of March 8, 2016.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0

ANR – STALKER/FRECHETTE – 14-16 – LAUREN LANE

Materials presented:

Form A – Application for Endorsement of Approval not Required – Stalker/Frechette – received 3/16/2016

ANR Plan of Land 14-16 Lauren Lane – prepared by Bertin Engineering – plan date 9/10/2015 – project #15-686

Mr. Fitzback of Bertin Engineering spoke on behalf of the applicants. Mr. Fitzback stated that the plan shows the re-division of land. The plan actually depicts an equal swap of land between two neighbors and this is depicted as Parcel A and Parcel B on the plan.

Ms. Gibson-Quigley stated that Ms. Bubon recommends that the Board endorse the plan since it meets all the requirements.

Motion: Made by Ms. Waters to endorse the plan of land 14-16 Lauren Lane – Stalker/Frechette

2nd: Ms. Dumas
Discussion: None
Vote: 6 – 0

Ms. Waters, the Clerk signed the plan.

**PUBLIC HEARING – THAI ORCHID IS REQUESTING SITE PLAN
APPROVAL TO DEMOLISH AND REBUILD A PORTION OF THE
EXISTING BUILDING WITH ADDITIONS AND IMPROVE AND EXPAND
THE PARKING FACILITIES AT 505 MAIN STREET.**

Materials presented:

Application for Special Permit – Thai Orchid – received 1/26/2016

Development Plans for Thai Orchid Village Restaurant – prepared by Jalbert Engineering –
plan date 11/9/2012 – revision #3 date 1/20/2016 – DWG #12023 –
received 1/26/2016

Thai Orchid Restaurant - prepared by Trifone Design Associates – plan date 1/30/2012 –
progress print 8/27/2015 – received 2/1/2016

Extension Permit for Order of Conditions – Jenny Bounphasaysonh – 505 Main Street –
received 3/22/2016

Parking Agreement from Attorney George for four parking spaces – Thai Orchid – received
3/22/2016

Ms. Waters read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Lt. Marinelli, Fire Inspector
- Mr. Ford, Police Chief
- Mr. Burlingame, Building Commissioner

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the applicant is requesting Site Plan Approval to demolish and rebuild a portion of the existing building with additions and improve and expand the parking facilities. Currently, the existing building on-site is a vacant restaurant with two apartments. The applicant is proposing to keep the rear apartment and reconstruct the restaurant portion of the building with no apartment above.

Mr. Jalbert stated that this project was approved by the Planning Board in February of 2013. At that time the applicant proposed to renovate the existing restaurant. After much consideration it has been determined that renovation of the existing restaurant structure is not feasible and the applicant wishes to demolish that portion of the building and

reconstruct the restaurant. This change of plan allowed for the building footprint to be slightly smaller than that which exists. All other aspects of the project are unchanged.

The Board had the following questions, concerns and comments:

- Will the exterior lighting change – Mr. Jalbert stated that the lighting is the same
- Handicap parking will be the same – Mr. Jalbert stated no change in the parking
- Landscaping plan – Mr. Jalbert stated that the Landscape plan before you is the revised plan the Board voted on in 2013
- What will happen to the debris from the demolition of the building – Mr. Jalbert stated the area will be fenced in – cannot stockpile the debris it will be removed
- The building was built in 1850 – will it trigger Historic Commission – Demolition Delay Bylaw – Ms. Gibson-Quigley stated that when the applicant applies for a building permit – the Building Commission will follow thru as outlined in the Bylaw
- Concern about traffic during demolition and construction – The Board will add a condition # 14 – requesting a meeting with the Police, Fire, Town Planner and Building Commissioner to discuss traffic and other safety issues prior to the start of demolition

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

Motion: Made by Mr. Blanchard to grant Site Plan Approval to Thai Orchid for the property located at 505 Main Street to demolish and rebuild a portion of the existing building with additions and improve and expand the parking facilities; according to the Development Plans for Thai Orchid Village Restaurant – 505 Main Street – prepared by Jalbert Engineering – plan date 11/09/2012 – revision #3 dated 1/20/2016 – DWG #12023; with the following fourteen conditions:

1. Prior to start of work, the applicant shall provide information regarding fats, oils and grease (F.O.G.) to the DPW Director for review and evaluation of the current grease trap. The applicant shall comply with all recommendations regarding potential grease trap upgrades.
2. Sewer allocation must be approved (or confirmation that the prior approval is still valid) by the Board of Selectmen prior to request for a building permit.
3. The westerly property line shall be staked in the field and a construction fence shall be installed to make sure paving and demolition operations do not encroach on the neighboring property.
4. The sewer service lateral shall be reviewed by camera to see if the pipe is suitable for accepting the increased flow prior to the start of any work.
5. All deliveries as well as the emptying of the dumpster must be scheduled to occur off hour since there is limited capacity for truck movement on site.

6. All construction and site improvements shall be conformance with the plans submitted and approved by the Planning Board.
7. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
8. All other necessary permits must be obtained prior to the start of construction. If any required approvals are not obtained and the plans must be modified, the applicant shall present revised plans to the Board for review and approval.
9. The site shall be kept in a neat and orderly condition throughout the demolition and construction process.
10. 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 on Sundays or State Holidays.
11. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
12. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Department to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project.
13. Two copies of an as-built plan prepared by the Design Engineer shall be provided to the Planning Department prior to final occupancy being granted for the project.
14. A pre-construction meeting with Police, Fire, Town Planner and Building Commissioner to discuss and plan for traffic during the demolition and construction process.

2nd:

Discussion: None

Vote: 7 - 0

Mr. Cunniff

TOWN PLANNER UPDATE

None

OLD/NEW BUSINESS

Taco Bell met with DRC on March 22, 2016 – DRC still waiting for revisions continued to April 5, 2016

NEXT MEETING

April 12, 2016

On a motion made by Ms. Waters, and seconded by Mr. Cunniff, and voted 7 – 0, the meeting adjourned at 7:05 PM.