

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, APRIL 12, 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 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 Mr. Cunniff to approve the draft minutes of March 22, 2016.
2nd: Ms. Waters
Discussion: None
Vote: 7 – 0

ANR – Friendly’s Restaurant, LLC – 367 Main Street

Materials presented:

Form A – Application for Endorsement of Approval not Required – Friendly’s Restaurant, LLC

ANR Plan of Land Friendly’s Ice Cream, LLC – 367 Main Street

Mr. Anderson of LRC Engineering & Surveying stated that the land is to be conveyed to Friendly’s Ice Cream, LLC from Old Sturbridge, Inc. The lot and the remaining land meet all requirements.

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

The Board asked about an existing right of way.

Mr. Anderson stated that the dirt road is overgrown with brush and hasn't been used in years and will be extinguished.

Motion: Made by Mr. Chamberland to endorse the plan of land – Friendly's Ice Cream, LLC.

2nd: Ms. Dumas

Discussion: None

Vote: 7 – 0

Ms. Waters, the Clerk signed the plan.

**CONTINUATION OF THE 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

Letter from Charter Foods North, LLC (Taco Bell) – dated 2/10/2016 – Request to Withdraw Without Prejudice

Ms. Gibson-Quigley acknowledged the following department memos:

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

Ms. Gibson-Quigley read the letter from Charter Foods North, LLC requesting to Withdraw Without Prejudice received April 4, 2016.

Motion: Made by Mr. Chamberland to close the Public Hearing for Charter Foods North, LLC (Taco Bell).

2nd: Mr. Blanchard
Discussion: None
Vote: 7 - 0

Motion: Made by Mr. Cunniff to allow Charter Foods North, LLC (Taco Bell) to Withdraw Without Prejudice their application to redevelop and construct a one story chain restaurant at 195 Charlton Road.

2nd: Ms. Waters
Discussion: None
Vote: 7 - 0

TOWN PLANNER UPDATE

CMRPC – Regional Forum for Planning Board Members in Grafton – April 12, 2016

OLD/NEW BUSINESS

OSV – Earth Day – April 22, 2016 – partnership with the Town and CMRPC – how to protect water - low impact development

Publick House – where are they on their landscaping? Ms. Trapasso will check with them.

BlueWave – Did they meet with the BOS after we approved extension? Yes.

NEXT MEETING

April 26, 2016

On a motion made by Mr. Blanchard, and seconded by Mr. Cunniff, and voted 7 – 0, the meeting adjourned at 6:55 PM.