

**Sturbridge Planning Board  
Meeting Minutes  
Tuesday, June 9, 2020  
Town Hall & Virtual**

**Present:**

Charlie Blanchard  
Sue Waters  
Dane LaBonte  
Jeff Adams  
Michael Chisholm  
Christopher Bouchard  
Russell Chamberland  
Jean Bubon, Town Planner  
Jeneé Lacy, Administrative Assistant

**Also Present:**

Brad Alsup, Pilot Travel Center  
Alan Roscoe, Core States Engineering  
Jason Adams, McMann  
John Shevlin, Pare Engineering  
Dan Gonya, Table 3 Restaurant Group  
Brad Arcoite, Table 3 Restaurant Group

**C. Blanchard called the meeting to order at 6:30pm and read the agenda and COVID notice.**

**Approval of Minutes**

April 14, 2020

**Motion: To approve the minutes from April 14, 2020 as amended. By: S. Waters  
2<sup>nd</sup>: J. Adams**

**Roll Call Vote: All in Favor (7-0)**

**C. Blanchard – Yes**

**S. Waters – Yes**

**M. Chisholm – Yes**

**C. Bouchard – Yes**

**J. Adams – Yes**

**D. LaBonte – Yes**

**R. Chamberland – Yes**

**Site Plan Review Public Hearing – Pilot Travel Center – 400 Haynes Street**

S. Waters read the public hearing legal ad posted in the Southbridge Evening News.

Applicant is requesting a Site Plan Approval as required by Chapter 25 of the Sturbridge Zoning Bylaws, to raze and rebuild the existing Travel Center facility, which will include a single building, two fuel canopies, updated signage, additional fueling positions, and flow direction reversal to eliminate congestion.

B. Alsup gave a presentation of the Pilot Travel Center project.

J. Bubon gave a background on the project.

- Design Review Committee has approved the signage and architectural plan for the building.
- Peer Review is being done by Pare – John Shevlin.

J. Shevlin spoke about the peer review of the project and went over concerns.

The board discussed the following:

- Risk of fuel spillage
- Traffic flow & truck parking
- Fire pump shut down replacement
- Issue with trucks parking on Route 15, possible no parking signage
- Queuing of trucks
- Conservation Commission determinations, hearing continued
- Convenience vs. Super Convenience
- Traffic volume, peak hours, safety issues
- Layout of driveway
- Railings – chain-linked fence, guiderails
- Drainage, catch basins
- Well on property – to be investigated

J. Bubon discussed continuing the public hearing since there were still outstanding concerns with the plan.

B. Alsup gave a background on the architectural details of the building and signage and discussed specifically the LED Pricer, that they will need a special permit for since it is internally illuminated.

J. Bubon stated that they are working to refine the sign package and will be requesting a Special Permit from the board possibly in July or August.

The Board discussed lighting of signs.

**Motion: To continue the public hearing for Pilot Travel Center at 400 Haynes Street (Rt. 15) until the June 23, 2020 Planning Board meeting. By: R. Chamberland**

2<sup>nd</sup>: S. Waters

Roll Call Vote: All in Favor (7-0)

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

**Public Hearing to consider amendments to the Town's Zoning Map as Petitioned by Porchlight Investments III, LLC for property located at 7 Cedar Street. The Petitioners have requested that a portion of 7 Cedar Street, as shown on the plan submitted, be changed from Suburban Residential to Commercial Tourist District. The proposed change will affect 0.917 acres +/- of land on the westerly side of Cedar Street and the northeasterly side of 420 Main Street**

S. Waters read the public hearing legal ad posted in the Worcester Telegram & Gazette.

J. Bubon gave an overview of the request to amend the Town's Zoning Map.

D. Gonya gave a presentation of his zoning amendment request.

The Board discussed the following:

- Exits and entrances of parking lot
- Use of the parking lot
- Signage and notices
- Parking aisle further on North side of parking lot

**Motion: To close the public hearing and support the proposed zoning map requested for the property located at 7 Cedar Street from Suburban Residential to Commercial Tourist District as requested and to provide the recommendation to the Town Administrator and Board of Selectmen for inclusion on the Town Meeting warrant.**

**By: S. Waters**

2<sup>nd</sup>: C. Bouchard

Roll Call Vote: All in Favor (7-0)

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

### **Town Planner Update**

- Update on outdoor dining/operations response to COVID
- MEEPA comments
- Request for Planning Board to authorize Town Planner to sign approved minutes for posting
- Request for Planning Board to authorize Town Planner to sign decisions

**Motion: To give Town Planner authority to sign approved minutes and decisions in lieu of Planning Board Chair & Clerk. By: R. Chamberland**

**2<sup>nd</sup>: S. Waters**

**Roll Call Vote: All in Favor (7-0)**

**C. Blanchard – Yes**

**S. Waters – Yes**

**M. Chisholm – Yes**

**C. Bouchard – Yes**

**J. Adams – Yes**

**D. LaBonte – Yes**

**R. Chamberland - Yes**

### **Old Business**

None

### **New Business**

- It was asked when we would resume regular in person meetings.
  - J. Bubon stated that we will be meeting this way for the foreseeable future.
- Discussed Mobil station on Rt. 15

### **Adjournment**

**Motion: To adjourn meeting. By: S. Waters**

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

**Roll Call Vote: All in Favor (7-0)**

**C. Blanchard – Yes**

**S. Waters – Yes**

**M. Chisholm – Yes**

**C. Bouchard – Yes**

**D. LaBonte – Yes**

**J. Adams – Yes**

**R. Chamberland – Yes**

**Minutes prepared by: Jeneé Lacy**

**Clerk of the Board: by Jean M. Bubon**

**Date signed: 6/23/2020**