

**Sturbridge Planning Board
Meeting Minutes
Tuesday, April 14, 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:

Katherine Trifilo, Caregiver Patient Connection
Michael Statiti, Caregiver Patient Connection
Lenny Jalbert, Jalbert Engineering
John Shevlin, Pare Corporation
Rodney Emery, Boston Traffic Data
Katherine Adams, Heal Sturbridge
Trish Faass, Heal Sturbridge
Randy Hart, VHB

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

J. Bubon read the notice regarding COVID.

Approval of Minutes

February 25, 2020

Motion: To approve the minutes from February 25, 2020 as written. By: R. Chamberland

2nd: S. Waters

Roll Call Vote: All in Favor (6-0-1)

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Abstained

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

March 10, 2020

Motion: To approve the minutes from March 10, 2020 as written. By: J. Adams

2nd: C. Bouchard

Roll Call Vote: 6-0-1

C. Blanchard – Abstained

S. Waters – Yes

M. Chisholm – Yes

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

**Special Permit & Site Plan Review Public Hearing – Caregiver Patient Connection dba
Local Roots – 365 Main Street**

- Requesting a Special Permit & Site Plan Review to construct and operate a 2,592 sqft. Adult Use Marijuana retail establishment and an additional 2,400 sqft. Health Club/retail space.

S. Waters read the public hearing legal notice that was published in the Southbridge Evening News.

K. Trifilo, of CPC, gave an introduction and background about Caregiver Patient Connection.

M. Statiti showed a powerpoint presentation about the potential site for their retail marijuana dispensary.

L. Jalbert, Jalbert Engineering, gave a background on the engineering aspect of the project.

R. Emergy, discussed the traffic study.

J. Shevlin, discussed the Peer Review.

The Planning Board discussed the following:

- The appointment system
- Expected traffic
- Mobile home park
- Directional signs
- Traffic on Rt. 20
- Congregation of children at Friendly's Restaurant
- Underground tanks from old gas station

A Citizen from the mobile home park called in to show support for CPC.

J. Bubon discussed her report and recommended approval with the condition that CPC receive MASSDOT approval.

The Board discussed conditions.

**Motion: To close the public hearing for Caregiver Patient Connection. By: S. Waters
2nd: D. Labonte**

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

Motion: To approve the Special Permit & Site Plan for Caregiver Patient Connection with the following conditions:

- All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board and as modified by these conditions of approval. Where plan notations are requested by these conditions, the applicant shall make those notations and provide a Final Plan to the Planning Department for review and approval.
- All requirements of MassDOT regarding access construction and signal timing must be complied with and final approval received. The applicant shall provide the Planning Department with a copy of the final approval once received.
- The curbing and sidewalk on the west side of the building shall be called out as bituminous curbing on the final plan.
- A 12" stop bar shall be added at the end of the one way drive on the right side of the building.
- All landscaping is to be installed as shown on the plans submitted. Final landscaping to be shown on the as-built plan to be submitted to the Planning Department at completion of this project.
- Any exterior lighting of or from the buildings shall be subdued, shaded from the view of abutters and shall not be directed so as to extend above ground level onto the property of abutters or the public right-of-way.
- All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
- The access to the manufactured home community shall not be blocked at any time during construction or operation of the businesses at this location.
- Exterior construction shall only occur during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to Noon on Saturday. No exterior construction shall occur on Sundays or the following holidays – New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
- The site shall be maintained in a neat and orderly condition throughout the construction process.
- Operating hours must comply with the terms of the Host Community Agreement with the Town as may from time to time, be amended.

- An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. and Planning Department 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.

By: J. Adams

2nd: S. Waters

Roll Call Vote: 6-1

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – No

C. Bouchard – Yes

J. Adams – Yes

D. LaBonte – Yes

R. Chamberland – Yes

Special Permit & Site Plan Review Public Hearing – Heal Sturbridge Inc. – 660 Main Street

- Requesting a Special Permit & Site Plan Review to co-locate an Adult Use Marijuana Establishment in the premise in which Heal, Inc. operates an Off Site Medical Marijuana Dispensary

S. Waters read the public hearing legal notice that was published in the Southbridge Evening News.

K. Adams presented a powerpoint presentation for Heal.

R. Hart discussed the traffic study.

J. Shevlin discussed the peer review.

The Planning Board discussed the following:

- Medical and commercial in the same building
 - 2017 approval for Medical
- Traffic Study

There were no citizen comments.

J. Bubon discussed her report and recommended approval with conditions.

Motion: To close the public hearing for Heal Sturbridge, Inc. By: J. Adams

2nd: 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

Motion: To approve the special permit and site plan for Heal Sturbrige, Inc. with the following conditions:

- All proposed operations shall be in conformance with the application and supporting documentation provided.
- Operating hours must comply with the terms of the Host Community Agreement with the Town as may from time to time, be amended.

By: C. Bouchard

2nd: R. Chamberland

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 The proposal would amend the Zoning Bylaw by updating permitted uses and special exception uses including adding language that would allow a special permit for building heights over 35' in Chapter 7 – Commercial District.

Also proposed is an amendment to Chapter 8 – Commercial Tourist District which would insert Craft Beverage Business with Tasting Room.

Chapter 9 – General Industrial District is proposed to be amended by adding language that would allow a special permit for building heights over 35'.

The permitted uses in Chapter 10 – Industrial Park District are proposed to be amended to insert new permitted uses and by adding language that would allow a special permit for building heights over 35'.

Chapter 11- Commercial II District would be amended by updating permitted uses and special exception uses including adding language that would allow a special permit for building heights over 35'.

A new definition for personal service establishment is proposed to be added to Chapter 2- Definitions.

Finally, changes to Chapter 19 – Table of Dimensional Requirements are proposed to update footnotes to indicate a special permit may be granted in certain districts for building heights over 35'.

J. Bubon discussed the proposed zoning amendments.

Motion: To amend Chapter 10 as written with the exception of moving the definitions into Chapter 2 in the correct locations. By: C. Blanchard

2nd: 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

Motion: To approve the proposed zoning amendments and forward recommendation on to the Board of Selectmen for inclusion on the Annual Town Meeting Warrant. By:

R. Chamberland

2nd: 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

Town Planner Update

- Pilot Travel Center will be submitting an application for their proposed project for end of May, beginning of June.
- Next Planning Board meeting dates – April 28, May 12 & May 26

Old Business

None

New Business

None

Adjournment

Motion: To adjourn meeting. By: S. Waters

2nd: 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

Meeting Adjourned at 9:08 pm.

Minutes prepared by: Jeneé Lacy

Clerk of the Board: by Jean M. Bubon

Date signed: 6/23/2020