

**Sturbridge Planning Board
Meeting Minutes
Tuesday, November 10, 2020
Town Hall & Virtual**

Present:

Charlie Blanchard
Sue Waters
Dane LaBonte
Michael Chisholm
Russell Chamberland
Christopher Bouchard
Jean Bubon, Town Planner

Absent:

Jeff Adams
Jeneé Lacy, Administrative Assistant

Also Present:

Jeff Bridges – Town Administrator
Dave Brunelle - AH & DB Custom Homes, Inc.
Joseph Levesque – Levesque Geomatics
Nabil Roufail – 29/31 Brookfield Road

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

Approval of Minutes

October 27, 2020

Motion: To approve the minutes from October 27, 2020 as written. By: S. Waters

2nd: R. Chamberland

Roll Call Vote: All in Favor (5-0-1)

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm - Yes

D. LaBonte – Yes

R. Chamberland – Yes

C. Bouchard – Abstained

ANR – Rt. 15 – Silvertree Realty

J. Bubon described the ANR request to the Board and recommended the Board endorse the plan.

S. Waters inquired as to where on Rt. 15 the property was located. J. Bubon stated that it was close to the end of Rt. 15 and was the Puckett property at one point.

Motion: To endorse the ANR plan for Rt. 15 Parcels for Silvertree Realty. By: S.

Waters

2nd: C. Bouchard

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

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

D. LaBonte – Yes

R. Chamberland – Yes

C. Bouchard – Yes

ANR – 227 & 229 Podunk Road – AH & DB Custom Homes, Inc.

J. Bubon described the ANR request to the Board and recommended the Board endorse the plan.

Motion: To endorse the ANR plan for 227 & 229 Podunk Road for AH & DB Custom Homes, Inc. By: C. Bouchard

2nd: M. Chisholm

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

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

D. LaBonte – Yes

R. Chamberland – Yes

C. Bouchard – Yes

ANR – 7 Cove Drive – Laura Tasse & David McGuill

J. Bubon described the ANR request to the Board and recommended the Board endorse the plan.

Motion: To endorse the ANR plan for 7 Cove Drive for Laura Tasse & David McGill By:

R. Chamberland

2nd: C. Bouchard

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

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

D. LaBonte – Yes

R. Chamberland – Yes

C. Bouchard – Yes

Waiver of Site Plan – 29/31 Brookfield Road – Nabil Roufail

N. Roufail described his request for a waiver of site plan for a pizza restaurant.

J. Bubon discussed discrepancy in numbers of seating, staying with 40 seats as originally proposed. Building Inspector has requested a Chapter 40 review from the applicant to identify any issues or changes that need to be made. Applicant will be meeting with the Conservation Commission regarding the resurfacing of the parking lot. Discussed Fire and DPW comments. Restaurant would need 25 parking spaces. J. Bubon recommended that the Board approve the Waiver of Site Plan as submitted.

S. Waters asked how the dumpster area in the back would be situated and if there would be a handicap bathroom. N. Roufail stated that the two bathrooms that they have will be handicap accessible and the dumpster will be in the back away from the building, facing the street so that the truck that comes to pick up will just have to back up to the dumpster. It will be surrounded by fencing.

R. Chamberland requested more information on the following:

- If the additional tenants, once determined, would have to come for a waiver of site plan as well or does this waiver covers them.
 - J. Bubon stated that this Waiver would cover them and the only thing she would ask would be for N. Roufail to come in and meet with her to go over new parking calculations and then she will update the Board.
- Is there going to be an area for propane storage.
 - N. Roufail stated that there is already a propane tank on site, which is protected by a cement barrier.
- Were there any comments from the Fire Department.
 - J. Bubon stated that there were no comments submitted by the Fire Department but that the building and fire requirements would need to be meet.

Motion: To approve the Waiver of Site Plan for 29/31 Brookfield Road. By: S. Waters

2nd: R. Chamberland

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

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

D. LaBonte – Yes

R. Chamberland – Yes

C. Bouchard – Yes

Town Planner Update

J. Bubon discussed the following:

- Update on two new potential applications:
 - Noble Energy – Travel Plaza
 - 90 Charlton Road – Cold Storage Warehouse

- Next Meeting Dates: November 24th and December 8th

Old Business

- R. Chamberland – Update on Sturbridge Isles?
 - J. Bubon stated that they filed or will be filing with Conservation, they have determined they need to do somewhat of a draw down but not a complete draw down, and it is considered a new impact to the resource area so they need to file with Conservation. The project is moving along well.

New Business

None

Adjournment

Motion: To adjourn meeting. By: S. Waters

2nd: C. Bouchard

Roll Call Vote: All in Favor (5-0)

C. Blanchard – Yes

S. Waters – Yes

M. Chisholm – Yes

D. LaBonte – Yes

C. Bouchard – Yes

R. Chamberland – Yes

Meeting adjourned at 6:57 PM

Minutes prepared by: Jeneé Lacy

On behalf of the
Clerk of the Board:

Jean M. Bubon
Town Planner

Date signed: 12-9-2020