

**Sturbridge Planning Board
Meeting Minutes
Tuesday, January 12, 2021
Virtual**

Present:

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

Absent:

Dane LaBonte

Also Present:

Jeff Bridges, Town Administrator
Butch Jackson, DPW Director
Charlie McDevitt
Paul Murphy
Bryan Hedge, RLS Complete
Todd Gerig, Tippman Innovation
Logan Stuller, Tippman Innovation
Andrew Baum, Summit Engineering

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

Approval of Minutes

December 22, 2020

Motion: To approve the minutes from December 22, 2020 as written. By: R. Chamberland

2nd: S. Waters

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

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

M. Chisholm – Abstained

R. Chamberland – Yes

J. Adams – Yes

ANR – 164 Lake Road – Gary Galonek

J. Bubon described the ANR request to the Board, stating that the applicant was requesting the creation of Parcel A which is noted “Not a Building Lot” and that the remaining land (Lot 1 R) meets the requirements and recommends the Board endorse the plan as submitted.

Motion: To endorse the ANR plan for 164 Lake Road as submitted. By: R. Chamberland

2nd: S. Waters

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

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

M. Chisholm – Yes

R. Chamberland – Yes

J. Adams – Yes

Documents Reviewed:

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval 164 Lake Road*
- *ANR Plan Content and Submittal Checklist 164 Lake Road*
- *ANR Plan of Land 164 Lake Road Sturbridge, MA*

Acceptance of Hillside Drive Cul-de-sac

J. Bubon stated that the Board of Selectmen have received a request from Charles McDevitt requesting that the Cul-de-sac at the end of Hillside Drive be accepted as part of the public way. Hillside Drive was accepted in 1965 at which time the cul-de-sac did not exist and in 1994, the Planning Board approved a plan showing a cul-de-sac at the end of Hillside Drive that provides the frontage for four lots.

B. Jackson (DPW Director) gave a report to the Board in regards to his inspection of the cul-de-sac, stating that the pavement was in good condition and is sufficiently sized for a school bus turn around.

J. Bubon and B. Jackson both recommended that the Planning Board vote to support the acceptance of the cul-de-sac as shown on the plans submitted.

The Board discussed the layout of the cul-de-sac.

Motion: To recommend that the Board of Selectmen to Layout the cul-de-sac at the end of Hillside Drive and to support acceptance of the roadways at Town Meeting.

By: J. Adams

2nd: C. Bouchard

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

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

M. Chisholm – Yes

R. Chamberland – Yes

J. Adams – Yes

Documents Reviewed:

- *Letter to the Board of Selectmen from Charles & Nancy McDevitt*
- *Letter to Charles Blanchard from Butch Jackson, DPW Director*
- *Letter to Charles McDevitt from Jean Bubon and Butch Jackson*
- *"Plan of Land" in Sturbridge, Massachusetts owned by Romaldo Roscioli and Marjorie Roscioli, July 18, 1994*
- *"Lot Division Plan of Land in Sturbridge, MA" prepared for Charles B. McDevitt Revocable Trust & Nancy A. McDevitt Revocable Trust, March 5, 2018*

RLS Complete – Informal Discussion and Review of Concept Plans for a Proposed Cold Storage Facility to be constructed at 90 Charlton Road

J. Bubon discussed that staff has been working with B. Hedge of RLS Complete and his consultants as they work to design a cold storage facility to be located at 90 Charlton Road.

B. Hedge presented concept plans of the proposed cold storage facility.

The Board and RLS Complete discussed the following:

- Landscaping & plantings
- Traffic study and concerns about traffic on Rt. 20
- Backup generators
- Tif with the Town

The Board had no issues at this time with the proposed design of the facility. J. Bubon stated that the official filing will possibly be ready for the meeting at the end of February and will be peer reviewed.

Documents Reviewed:

- *Proposed Site Plans for 90 Charlton Road*

Town Planner Update

- Next meeting date: January 26, 2020
- January 26th meeting will include the definitive subdivision filing for Fiske Hill East
- February 9th meeting will include the 420 Main Street parking lot public hearing and two zoning amendment public hearings
- February 23rd or March meeting will include the filing for RLS Complete cold storage facility Site Plan & Special Permit

- Blue Wave solar facility has replaced vegetation on property and is ready to close out the project
- New Tattoo studio going in 484 Main Street, unit 2. Hidden Muse Tattoo

Old/New Business

- C. Bouchard inquired about cumulative traffic studies on Rt. 20, since it's had so many new facilities go in. J. Bubon stated that Mass DOT does an overall study. Traffic on Rt. 20 was discussed by the Board.
- C. Bouchard also inquired about the multiple Panera signs. J. Bubon stated that the Zoning Enforcement officer is working with Panera to take the signs down.
- R. Chamberland asked if the proposed Fiske Hill East subdivision will be looking for the Town to accept the road since there are specific roads in town that have severe ice problems and he wants the new road to have efficient drainage. J. Bubon stated that the subdivision will be built to the Town's updated standards and the will be accepted by the Town once completed.
- R. Chamberland also brought up that signs are still up at the now closed Bank of America and people are pulling in thinking it is still open. J. Bubon stated that she will let the Zoning Enforcement officer know.

Adjournment

Motion: To adjourn meeting. By: C. Bouchard

2nd: S. Waters

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

C. Blanchard – Yes

S. Waters – Yes

C. Bouchard – Yes

M. Chisholm – Yes

J. Adams – Yes

R. Chamberland – Yes

Meeting adjourned at 7:22 PM

Minutes prepared by: Jeneé Lacy

On behalf of the
Clerk of the Board: Juan M. Bubon

Date signed: 2-5-2021