

**Sturbridge Planning Board
Meeting Minutes
Tuesday, November 9, 2021
Town Hall**



Present:

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

Also Present:

Paul Rosenbloom, 5 Old Brook Cir.
Griffin Harold, 19 Evergreen Lane
Priscilla Gimás, 38 Farquhar Rd.
Terry Masterson, Economic Development Director
Jay Patel, 21 New Boston Rd.
Ali Khorasani, AK Associates
Pat Doherty, MidPoint Engineering
John Shevlin, PARE

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

Approval of Minutes

October 12, 2021

Motion: To approve the minutes of October 12, 2021 as written.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (7-0)

October 26, 2021

Motion: To approve the minutes of October 26, 2021 as written.

By: M. Chisholm

2nd: S. Waters

Vote: 6-0-1 (J. Adams Abstained)

Request Approval of Street Name – Fiske Hill East Realty Trust

J. Bubon explained that the applicant is requesting approval for the name Berry Farms Road for the recently approved Fiske Hill East Subdivision.

Motion: To approve the name of Berry Farm Road for the Fiske Hill East Subdivision.

By: C. Bouchard

2nd: M. Chisholm

Vote: All in Favor (7-0)

Town Planner Update

J. Bubon discussed the following:

- Next meeting date items:
 - November 23rd – Waiver of Site Plan for Gido's Pizza and a Waiver of Site Plan for the former Jimmy D's location for a tasting and catering company;
 - December 14th – Continuation of the Public Hearing for 21 New Boston Road

Public Hearing – Modification of Site Plan – 21 New Boston Road – Om Shri Ambika, LLC

S. Waters read the legal ad that was posted in the Southbridge Evening News.

Jay Patel and Patrick Doherty came before the Board.

J. Bubon stated that the applicant is requesting a modification of the previously approved Site Plan to include a proposed 4,800 sq.ft. full service restaurant in place of the previously approved 3,775 sq.ft. bank, all other project components will remain the same.

P. Doherty gave an overview and background on the property.

J. Adams asked what type of restaurant was going into the location.

P. Doherty stated that they weren't able to release the name of the restaurant yet but that it would be a full services restaurant that will be open for lunch and dinner, it is a local franchise.

J. Adams inquired about the sign prohibiting U-turns on Rt. 20/Rt. 131.

P. Doherty discussed that the sign was taken down to allow u-turns and then at some point the State accidentally reinstalled the sign at the intersection, they are working to get that issue resolved.

W. Hersee discussed the potential roundabout at Rt. 20/ New Boston Road and traffic concerns that he had with that intersection and with the u-turn at Rt. 20/131.

D. LaBonte discussed the following:

- The traffic and accident report and inquired about the sewer utility.

- P. Doherty discussed the easement in regards to the sewer.
- Concerns with some parking in regards to space for vehicle movement.
 - Parking concerns were discussed by P. Doherty
- If a crosswalk could be added towards the restaurant from the electric vehicle charging stations.
- Outdoor seating during the summer in regards to parking.
- The drainage depression and infiltration boxes.
- U-turns onto Rt. 20 and the possibility of restricting return motions off Boston Road.

M. Chisholm discussed the u-turn sign and the plantings at the entryway to 21 New Boston Road being overgrown making visibility hard while exiting onto New Boston.

J. Patel discussed landscaping maintenance.

A. Khorasani discussed the traffic report, traffic peak hours, accident data and the potential roundabout through MassDot.

J. Shevlin discussed the peer review report including traffic and parking.

Motion: To continue the public hearing for 21 New Boston Road to December 14, 2021 at 6:35.

By: M. Chisholm

2nd: D. LaBonte

Vote: All in Favor (7-0)

Documents Reviewed:

- *An application for Site Plan Review dated October 10, 2021;*
- *Certified list of abutters;*
- *Legal Ad;*
- *Cover Letter – “Re: Hotel Redevelopment Plan, 21 New Boston Road – Special Permit/Site Plan Modification”;*
- *Technical Memorandum – Stormwater Management Report dated October 8, 2021;*
- *A plan set entitled “Site Plans Hotel Redevelopment Plan 21 New Boston Road Sturbridge, Massachusetts” Sheets C-1 thru Sv-2, prepared for Om Shri Ambika, LLC Jayesh Patel, 408 Main Street Sturbridge, MA 01518, dated February 27, 2014 Revised October 1, 2021, prepared by MidPoint Engineering, 826 Southbridge Street – Suite 120 Auburn, MA 01501;*
- *Traffic Study*
- *Peer Review Report prepared by John Shevlin (PARE) dated November 1, 2021;*
- *Accident Analysis & Accident Rate Calculation;*
- *Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated November 9, 2021;*
- *Staff comments:*
 - *DPW dated October 20, 2021;*
 - *Conservation Agent dated November 1, 2021;*
 - *Police Chief dated October 22, 2021;*

- *Veolia/Water dated October 28, 2021.*

Old/New Business

None

Adjournment

Motion: To adjourn meeting.

By: C. Bouchard

2nd: W. Hersee

Vote: All in Favor (7-0)

Meeting adjourned at 7:16 PM

Minutes prepared by: Jeneé Lacy