

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

Jayesh Patel, 21 New Boston Road  
Jordan O'Connor, Jordan O'Connor & Associates  
Pat Doherty, Midpoint Engineering  
Michael Covino, Niche Hospitality Group, Inc.  
John Shevlin, PARE  
Zachary Gless, Existing Grade, Inc.

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

**Approval of Minutes**

November 9, 2021

**Motion: To approve the minutes of November 9, 2021 as amended.**

**By: D. LaBonte**

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

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

**ANR – 140 Fiske Hill Road/Lot 1 McGilpin Road – George Goulas**

J. Bubon explained that the applicant is requesting an ANR to divide 140 Fiske Hill Road/McGilpin into Lot A and remaining land.

**Motion: To endorse the ANR for 140 Fiske Hill Road/Lot 1 McGilpin Road**

**By: C. Bouchard**

**2<sup>nd</sup>: M. Chisholm**

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

*Documents Reviewed:*

- *Form A – Application for Endorsement of Plan Believed Not to Require Subdivision Approval 140 Fiske Hill Road/McGilpin Road;*
- *ANR Plan content and Submittal Checklist 140 Fiske Hill Road/McGilpin Road;*
- *Plan titled “Approval Not Required Plan for Lot 1 McGilpin Road Sturbridge, Massachusetts 01527” Prepared by Existing Grade, Inc. (62 Riedell Road, Douglas, MA 01516) Dated November 15, 2021.*

**Town Planner Update**

J. Bubon discussed the following:

- Next meeting date items:
  - January 11, 2022 – Planet Fitness Sign Special Permit Public Hearing
  - January 25, 2022 – Nothing as of yet
- The possibility of being able to meet in the Center Office Building again for public meetings.

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

J. Bubon discussed the background of the project and gave an overview of what was discussed at the last Planning Board meeting.

P. Doherty discussed the following:

- Site Plan changes and updates;
- Sidewalk and crosswalk additions in regards to concerns brought up by the Board at the November 9<sup>th</sup> meeting;
- Elimination of specific parking spaces in regards to concerns brought up by the Board at the November 9<sup>th</sup> meeting;
- Truck turning templates;
- Additions: grease trap as requested by BOH review and fire lane update as requested by the Fire Department.

J. Shevlin discussed the peer review including crash data and turn radius concerns.

J. O'Connor presented the architectural plan for The Fix and discussed the layout of the restaurant and building materials.

W. Hersee discussed concerns he had regarding traffic and accidents at the New Boston Road/Route 20 intersection.

M. Chisholm asked what the venting setup was going to be for the kitchen equipment to mitigate odor.

M. Covino discussed the venting and exhaust for the kitchen and the odor control filtration system that will be installed.

There were no comments from the public.

J. Bubon read and discussed the conditions of approval.

**Motion: To approve the Modification of Site Plan for 21 New Boston Road.**

**By: W. Hersee**

**2<sup>nd</sup>: D. LaBonte**

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

*Documents Reviewed:*

- *A cover letter dated October 8, 2021;*
- *An application for Site Plan Review dated October 12, 2021;*
- *A certified list of abutters;*
- *Plans entitled Site Plans – “Hotel Redevelopment Plan – 21 New Boston Road, Sturbridge, Massachusetts”. Plans prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. Plan date is February 27, 2014 Revised through October 1, 2021;*
- *A plan entitled “Site Plan Exhibit.” Plans prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. The plan is dated May 8, 2014 and Revised October 1, 2021;*
- *A Traffic Impact Assessment dated August 16, 2021 prepared by Ali R. Khorasani, P.E., AK Associates, P.O. Box 804, Spencer, MA 01562;*
- *A document entitled “Technical Memorandum – Stormwater Management Report”. Prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. Dated October 8, 2021*
- *Staff Comments:*
  - *Rebecca Gendreau, Conservation Agent dated November 1, 2021;*
  - *Mark Augello, DPW Operations Manager dated October 20, 2021;*
  - *Shane Moody, Operations Veolia dated October 28, 2021;*
  - *Chief of Police, Earl Dessert dated October 22, 2021;*
- *Peer Review Report dated November 1, 2021 from John Shevlin, P.E., Pare Corporation;*
- *Email from Patrick Doherty dated November 5, 2021 regarding the No U Turn Signage on Route 20;*
- *Email from Patrick Doherty dated November 8, 2021 which is a forwarded email from Ali Khorasani regarding the accident analysis for the intersection of Route 20 and New Boston Road as requested in the Peer Review Report referenced above;*
- *Midpoint Engineering + Consulting Response to Peer Review and Staff Comments dated November 30, 2021;*
- *Plans entitled Site Plans – “Hotel Redevelopment Plan – 21 New Boston Road, Sturbridge, Massachusetts”. Plans prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. Plan dated is February 27, 2014 Revised through December 7, 2021.*



### **Old/New Business**

D. LaBonte asked J. Bubon if she could follow up on possible soil erosion at the Draper Woods subdivision at the last lot before Clark Road, along with a clogged catch basin. He also asked if the Zoning Enforcement Officer could go take a look at 29 Brookfield road, since it looks like there may be a landscaping business operating out of the parking lot.

### **Adjournment**

**Motion: To adjourn meeting.**

**By: S. Waters**

**2<sup>nd</sup>: D. LaBonte**

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

**Meeting adjourned at 7:09 PM**

**Minutes prepared by: Jeneé Lacy**