

**Sturbridge Planning Board
Meeting Minutes
Tuesday, November 23, 2021
Town Hall**



Present:

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

Also Present:

Julia Nadler, 2 Glenridge Road
Ted Gidopoulos, NMR Reality, LLC
Jenna Gidopoulos, NMR Reality, LLC
Joseph Coan, JC Landscape Architecture

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

ANR – 106/114 Arnold Road – Ronald Wassmer

J. Bubon stated that the property at 114 Arnold Road is being sold and it was discovered that the garage that is on 106 Arnold Road encroaches onto 114, the ANR is for a lot line adjustment to convey 0.038 acres from 114 to 106 Arnold Road. Since the plan meets the requirements, J. Bubon stated that she would recommend that the Board endorse the plan as submitted.

Motion: To endorse the ANR for 106/114 Arnold Road.

By: W. Hersee

2nd: D. LaBonte

Vote: All in Favor (7-0)

Town Planner Update

J. Bubon discussed the following:

- Draper Woods is nearing completion. Stated that she inspected the subdivision with the DPW Director and provided a punch list of items to Mr. Reardon. The DPW Director had them repave the entire road because of pavement issues. There were some issues with the installed sidewalks, a pile of debris that needs to be removed, some stop signs and stop lines that need to be painted but other than that the project

is in good shape. They are working on the street acceptance plans and J. Bubon stated that she would expect that on the June Town Meeting;

- December 14th the Board will have the continuation of the Public Hearing for 21 New Boston Road for The Fix;
- The January meetings will be the 11th and the 25th.

Waiver of Site Plan – 367 Main Street – Gido’s Brick Oven Pizza & Ice Cream

J. Bubon stated that the applicants, Ted and Jenna Gidopoulos, are requesting a Waiver of Site Plan to renovate the existing building at 367 Main Street (Formerly Friendly’s) into a new 150 seat restaurant with a seasonal outdoor patio located on the west side of the building and an ice cream take out window on the east side of the building. She stated that the design of the project had been approved by the Design Review Committee but they did ask that the building sign be moved. She discussed the design of the building and the parking lot capacity.

J. Coan introduced himself and presented the architectural plans for the project.

J. Gidopoulos discussed the operations of the business and the amount of seating and parking.

C. Blanchard asked the Board if they had any questions or comments.

D. LaBonte had the following questions and comments:

- Noted that in the plans some asphalt was being removed and being replaced with plantings, and wanted to know what type of the plantings were going in. J. Coan stated that they would be putting in some grasses and other low plantings. D. LaBonte discussed the need for low vegetation to make sure that visibility wasn’t obstructed for entering and exiting the parking lot.
- Asked if the applicant would be putting in a curb around the area that the asphalt was being removed to make sure soil and mulch aren’t washed away by run off. J. Coan discussed the grating in the parking lot and where run off ends up in the catch basin.
- Discussed the restriping of the parking lot and ada compliant spaces and asked if the trash area would be moved. J. Gidopoulos stated that the trash area was moving to the back and would be screened in. J. Bubon stated that the side facing the street would need to be screened as well so it wouldn’t be visible.
- Asked if there was adequate lighting, specifically in the back area. J. Gidopoulos stated that there was a light post over where the trash will be located and along the back sides of the parking lot.
- Discussed the curb cuts along Rt. 20 and asked how wide the travel aisles would be. J. Coan stated that they were 23 feet. D. LaBonte asked if it would be possible to paint some stop bars and stop signs before the sidewalk. J. Coan stated that they can put stop bars in and stop signs may be tricky but they can look into it.
- Discussed the possibility of using permeable pavers for the patios with J. Coan.

S. Waters had the following questions and comments:

- Asked about the plantings in the front of the building near Rt. 20 and how they were planning to keep people from walking across it. J. Coan stated that it will be very heavily planted so that should deter pedestrian traffic.
- Discussed the proposed lighting of the patio and verified some of the lighting plans in the parking lot.
- Asked where the snow removal area would be and where deliveries would go. J. Coan showed on the plans where the snow removal area would be and T. Gidopoulos showed where deliveries would be made to the restaurant.
- Asked if the delivery vehicles would have enough room to turn in the parking lot. J. Gidopoulos stated that they would and they have their deliveries scheduled to come before they are open so the parking lot would be relatively empty.
- Brought up possible noise and light pollution from the restaurant since it is so close to the Old Sturbridge Motor Lodge and stated that the applicant would need to go to the Board of Selectmen for an Entertainment License.
- Asked about circulation in the parking lot. J. Coan stated that the parking lot would be staying essentially the same, there will be an emergency access through an existing walkway that will be redone.

There were no further questions from the Board

Motion: To approve the Waiver of Site Plan for 367 Main Street – Gido's Brick Oven Pizza & Ice Cream with conditions.

By: W. Hersee

2nd: D. LaBonte

Vote: All in Favor (7-0)

Documents Reviewed:

- *An application for Waiver of Site Plan Review dated October 25, 2021;*
- *Technical Memorandum – Stormwater Management Report dated October 8, 2021;*
- *A plan set entitled "Gido's Brick Oven Pizza Proposed Architecture and Site Improvements 367 Main Street Sturbridge, MA" Sheets EX-1 thru L-5, dated October 2021, prepared by Joseph Coan Landscape Architecture, 118 Walker Pond Road, Sturbridge, MA 01566;*
- *Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated November 11, 2021;*

Waiver of Site Plan – 413 Main Street – Catering & Tasting Co.

J. Bubon stated that the applicant, Julia Nadler, is requesting a Waiver of Site Plan for a change of occupancy from an ice cream and sandwich shop to a catering and tasting company. The applicant is not making any changes to the exterior of the building or the parking lot, there are no concerns by the department heads.

J. Nadler gave a background on her business, discussed the changes she will be making to the interior of the building and farm to table. She is currently not going to apply for a liquor license but may in the future, she will also be running her catering company out of the

location and will have her catering trucks parked on the property with the permission of the landlord.

C. Blanchard asked the Board if they had any questions or comments.

W. Hersee asked the following questions:

- Asked if the catering trucks would be parked at the location for storage or for business. J. Nadler stated that in the future if they end up getting a liquor license she would like to get permission for special events outside on the property and use the trucks for those events.
- Asked if the applicant could explain the type of the food business she would be running. J. Nadler stated that right now it would be a grab and go, in the future she would like it to eventually be dine in.

There were no further questions from the Board

Motion: To approve the Waiver of Site Plan for Waiver of Site Plan – 413 Main Street – Catering & Tasting Co. with conditions.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (7-0)

Documents Reviewed:

- *An application for Waiver of Site Plan dated November 10, 2021;*
- *A plan set entitled "Main Street – Route 20, 1994 Highway Layout L.O. #7104"*
- *A floor plan entitled "Equipment Layout for Catering Company, 413 Main Street, Sturbridge, MA 01566"*
- *Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated November 11, 2021;*

Old/New Business

M. Chisholm asked if there were any updates regarding Wicked Licks. J. Bubon stated that the business owner was having a hard time getting contractors and materials but she is still planning on opening.

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (7-0)

Meeting adjourned at 7:02 PM

Minutes prepared by: Jeneé Lacy