

**Sturbridge Planning Board  
Meeting Minutes  
Tuesday, January 11, 2022  
Town Hall**

**Present:**

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

**Absent:**

Christopher Bouchard

**Also Present:**

Anne Ramsey, Viewpoint Sign & Awning

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

**Approval of Minutes**

December 14, 2021

**Motion: To approve the minutes of December 14, 2021 as written.**

**By: M. Chisholm**

**2<sup>nd</sup>: J. Adams**

**Roll Call Vote:**

- M. Chisholm: Yes
- S. Waters: Yes
- D. LaBonte: Yes
- J. Adams: Yes
- W. Hersee: Yes
- C. Blanchard: Yes

**Right of First Refusal – Kenneth P. Kaszowski – Lots B, C, D Podunk Road**

J. Bubon explained the right of first refusal, stating that the Board endorsed an ANR for this property at a previous meeting. She recommended that the board send correspondence to the Board of Selectmen recommending that the Town not exercise the right of first refusal.



**Motion: To send a notice to the Board of Selectmen that the Planning Board does not recommend exercising the right of first refusal.**

**By: M. Chisholm**

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

**Roll Call Vote: All in Favor**

- M. Chisholm: Yes**
- S. Waters: Yes**
- D. LaBonte: Yes**
- J. Adams: Yes**
- W. Hersee: Yes**
- C. Blanchard: Yes**

*Documents Reviewed:*

- *Notice of Non-Exercise of Option Pursuant to Mass. General Laws Charter 61A, Section 14, Re: Kenneth P. Kaszowski;*
- *Re: Notice of Intention to Sell Agricultural Land, Podunk Road, Sturbridge, MA 01566;*
- *Re: Proposed Sale of Land for Kenneth P. Kaszowski;*
- *A Plan entitled, "ANR Plan of Land Podunk Road Sturbridge, MA" Dated: 8-19-2021, prepared by DC Engineering & Survey, Inc;*
- *Purchase and Sale Agreement*

**Public Hearing – Sign Special Permit – 178 Main Street – Planet Fitness**

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

J. Bubon stated that the applicant is proposing to install an 87.25 sq. ft. building sign where 30 sq. ft. is allowed under the sign bylaw, the square footage that the applicant is requesting is consistent with the other businesses in the plaza and will make the sign more visible from the roadway. The lighting will be a light bar underneath the sign shining up and Planet Fitness corporate is changing their guidance for signs and unless the lettering can be at least 36 inches high they are requesting their franchisees not put the gear logo on the sign, however this franchisee really would like the gear, there are two renderings presented to show with and without the gear and J. Bubon recommended that the board approve the total square footage with the details of the gear to be worked out with the franchisee and corporate.

C. Blanchard asked if any Board members had questions or comments for the applicant.

D. LaBonte asked if the light bar could be a down light instead of an up light.

A. Ramsey, of Viewpoint Sign, stated that she can reach out to her client with that question, she did suggest goosenecks originally but the architect was pushing the light bar. C. Blanchard and D. LaBonte discussed the lighting and D. LaBonte stated that he would prefer the light above the sign but wouldn't change his vote if that is not something the company can do.

There were no other comments or questions from the Board of the Public.

**Motion: To Close the Public Hearing.**

**By: M. Chisholm**

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

**Roll Call Vote: All in Favor**

- **M. Chisholm: Yes**
- **S. Waters: Yes**
- **D. LaBonte: Yes**
- **J. Adams: Yes**
- **W. Hersee: Yes**
- **C. Blanchard: Yes**

C. Blanchard asked J. Bubon if she had conditions to the approval of the Special Permit. J. Bubon stated that she didn't, but she would recommend that the motion be to approve the sign for Planet Fitness at 87.25 square feet to be mounted on the building as shown on the plan, light options to be evaluated and final design to be provided to the Planning Department.

**Motion: To approve the Sign Special Permit for Planet Fitness at 87.25 sq. ft. to be mounted on the building as shown on the plan, light options to be evaluated and final design to be provided to the Planning Department.**

**By: M. Chisholm**

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

**Roll Call Vote: All in Favor**

- **M. Chisholm: Yes**
- **S. Waters: Yes**
- **D. LaBonte: Yes**
- **J. Adams: Yes**
- **W. Hersee: Yes**
- **C. Blanchard: Yes**

*Documents Reviewed:*

- *Completed application for Sign Special permit dated December 8, 2021;*
- *Certified List of abutters;*
- *Renderings of the proposed sign;*
- *Proposed lighting plan;*
- *Landlord Authorization;*
- *Public Hearing Legal Notice;*
- *Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated December 20, 2021;*
- *Staff Comments from the Building Inspector, dated December 28, 2021;*
- *Staff Comments from the DPW, dated December 15, 2021;*
- *Staff Comments from the Conservation Agent, dated December 20, 2021*

### **Town Planner Update**

J. Bubon discussed working on potential bylaw language for marijuana third party delivery services not affiliated with the two dispensaries that are located in town.

### **Old/New Business**

D. LaBonte stated that J. Bubon got almost 400,000 in money for the Town through the complete streets program, thanked the Planning Department and the DPW for their work and stated that he was excited to see the work done with the money received.

### **Adjournment**

**Motion: To adjourn meeting.**

**By: M. Chisholm**

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

**Roll Call Vote: All in Favor**

**- M. Chisholm: Yes**

**- S. Waters: Yes**

**- D. LaBonte: Yes**

**- J. Adams: Yes**

**- W. Hersee: Yes**

**- C. Blanchard: Yes**

**Meeting adjourned at 6:50 PM**

**Minutes prepared by: Jeneé Lacy**