

**Sturbridge Planning Board  
Meeting Minutes  
Tuesday, October 25, 2022  
Center Office Building**



**Present:**

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

**Absent:**

Christopher Bouchard

**Also Present:**

Kevin MacConnell, Sturbridge Country Inn  
Kevin Rothschild-Shea, Architecture EL, Inc.

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

**Approval of Minutes**

September 27, 2022

**Motion: To approve the minutes of September 27, 2022 as written.**

**By: W. Hersee**

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

**Vote: All in Favor (6-0)**

**Sturbridge Country Inn – 530 Main Street – Waiver of Site Plan**

K. MacConnell and K. Rothschild-Shea came before the Board. K. Rothschild-Shea discussed that they were requesting a waiver of site plan for the modification of the existing Sturbridge Country Inn to allow a mixed use of four residential apartments and eight Inn rooms/suites. K. Rothschild-Shea discussed the parking lot and the designated residential parking spaces separated from the inn parking spaces and the turning radius.

S. Waters asked where the dumpster was located and if it was enclosed. K. Rothschild-Shea showed on the plan where the dumpster was located and K. MacConnell stated that it wasn't enclosed.

K. Rothschild-Shea discussed the architectural plans and where the residential rooms and the inn rooms would be located.

The Board discussed a wrong address typo on the building code summary.

J. Bubon discussed site visits to the property with the fire and building inspector and the Department Head comments and stated that she recommends the Board waive the site plan with conditions.

W. Hersee asked if there were any plans to paint the building. K. MacConnell stated that he has been working on updating the property as he is able.

**Motion: To approve the Waiver of Site plan for 530 Main Street, The Sturbridge Country Inn for the modification of the existing property to allow a mixed use of four residential apartments and eight inn rooms/suites with the following conditions:**

- **All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.**
- **All requirements of the Building Inspector, Fire Inspector and Board of Health must be complied with.**
- **All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.**
- **All other necessary permits must be obtained prior to the start of construction.**
- **An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project. The list must be updated whenever necessary for the duration of the project.**
- **The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.**

**By: W. Hersee**

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

**Vote: All in Favor (6-0)**

*Documents Reviewed:*

- *Waiver of Site Plan Application;*
- *Abutters List;*
- *Architectural plans entitled: "Country Inn 530 Main Street Sturbridge, MA" Prepared by Architecture Environment Life Inc. (East Longmeadow, MA Harwich Port, MA) dated: 9/1/22, A1.1 – A1.3;*
- *A Site Plan entitled: "Country Inn 530 Main Street Sturbridge, MA" Prepared by Architecture Environment Life Inc. (East Longmeadow, MA Harwich Port, MA) dated: 9/30/22, SU1.1;*
- *A Site Plan entitled: " Kevin MacConnell located at 530 Main Street Sturbridge, MA" Prepared by Jalbert Engineering, Inc. (57 Hall Road, Sturbridge, MA 01566) dated: 9/19/89, DWG number: 89281;*
- *Turning Radius Plan, prepared by Architecture Environment Life, Inc;*

- *Town Planner Report;*
- *Departmental memos;*

### **Town Planner Update**

J. Bubon discussed the following:

- Attended the RLS grand opening – discussed where they are at finishing the project.
- New England Cold is on their final inspection.
- Condessa (proposed Mexican restaurant) is finalizing their architectural design and will be going to Design Review on November 14<sup>th</sup> and Planning Board Nov. 15<sup>th</sup>.
- She will be out of the office the week of Nov. 7<sup>th</sup>.
- Premier Exteriors is relocating to 29-31 Brookfield Road.
- Planning Dept. has been receiving some questions regarding the former Cinamagic, there is no new news regarding what is going on in the space, but hoping to know more by the end of the year.
- Noble and MassDOT are working on a solution for Rt. 20 and hopefully will know more by end of the month.
- Next meeting:
  - November 15<sup>th</sup> – Blueberry Hills Special Permit will be continued to January.
  - December 13<sup>th</sup>
- There will be a Community-wide Historic Preservation Plan Forum on November 14<sup>th</sup>. There is also a survey that we encourage everyone to take.

C. Blanchard discussed the Historic Preservation Plan and why it is important to the Community.

### **Old/New Business**

M. Chisholm asked if there were any updates regarding The Fix Restaurant. J. Bubon discussed an issue that accorded with the ANR plan and the registry of deeds but that it has all been straightened out and they should be moving forward since she hasn't heard otherwise.

### **Adjournment**

**Motion: To adjourn meeting.**

**By: W. Hersee**

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

**Vote: All in Favor (6-0)**

Meeting adjourned at 6:58PM.

Minutes prepared by: Jeneé Lacy