

**Sturbridge Planning Board
Meeting Minutes
Tuesday, November 15, 2022
Center Office Building**

Present:

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

Absent:

Michael Chisholm
Christopher Bouchard

Also Present:

Ernesto Leon, Condesa Restaurante
John Strzalka, Dragonfly Ibis, LLC

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

Approval of Minutes

October 25, 2022

Motion: To approve the minutes of October 25, 2022 as written.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (5-0)

ANR - None

Town Planner Update

J. Bubon discussed the following:

- New England Cold Storage updated – discussed the final walk-thru and stated once the as-builts are received the project can be closed out.
 - D. LaBonte asked about plantings that didn't make it through winter and if they would be replanted. J. Bubon stated that they would be.
- Next meeting dates:
 - December 13th – Interstate Towing
 - January 10th & January 24th
 - February 14th & 28th



- Floodplain Bylaw Revisions – gave a high level overview of the changes that the State has suggested be made and what the process would be.

Continuation of Public Hearing – Site Plan & Special permit – Blueberry Hills Estates

J. Bubon stated that the applicant withdrew application from the Conservation Commission and refiled since there were not enough members. The peer review is still in review and the applicant has requested a continuation of the public hearing to January 10, 2023 at 6:35pm. J. Bubon stated that all members of the Planning Board will need to be in attendance for that meeting.

Motion: To continue the public hearing for Blueberry Hills Estates to January 10, 2023 at 6:35pm.

By: J. Adams

2nd: W. Hersee

Vote: All in Favor (5-0)

Public Hearing – Site Plan Review – 698 Main Street – Interstate Towing

J. Bubon stated that unfortunately there had been a mix up and the abutters notifications had never been sent so the hearing for Interstate Towing will be held on December 13th at 6:35pm.

Waiver of Site Plan – 178 Main Street – Dragonfly Ibis, LLC

J. Strzalka, Dragonfly Ibis, LLC, remoting in virtually, stated that he is requesting a Waiver of Site Plan to allow for the interior and exterior fit-up of the existing tenant space for a bar and restaurant called Condessa Restaurante. He brought up the plans on the screen and went over the design and what changes will be made. E. Leon, Condessa, came before the Board and discussed the patio including the bollards and planters.

S. Waters asked if the covering over the patio was existing. E. Leon stated that it was.

J. Bubon stated that since the proposed project will utilize the existing parking lot and renovate the existing building it will not impact any Site Plan standards and recommended that the Board waive site plan approval with conditions.

Motion: To approve the Waiver of Site Plan for 178 Main Street, Dragonfly Ibis, LLC to turn an existing vacant tenant space into Condessa Restaurante with the following conditions:

- **All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.**
- **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.**
- **The site shall be kept in a neat and orderly condition throughout the construction process.**

- **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.**

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (5-0)

S. Waters asked when the restaurant would be opening. E. Leon stated hopefully in the spring/summer.

C. Blanchard asked if this location would be the same size as the other Condesa locations. E. Leon stated that this location would actually be a little bit bigger than their other locations.

Documents Reviewed:

- *Waiver of Site Plan Application;*
- *Architectural plans entitled: "Tenant Fit-Up for Condesa Restaurante 178 Main Street Sturbridge, MA 01566". Prepared by C2 Architecture, PC (24 Airport Road, Schenectady, NY 12302) Dated: 10/24/22, Job Number: 2244.00, Sheets A104, A101 & A200;*
- *A Site Plan entitled: "Sturbridge Plaza, 179 Main Street, Worcester County, Sturbridge, Massachusetts". Prepared by Holden Engineering & Surveying, Inc. (9 Constitution Drive, Bedford, NH 03110) Dated: 07-24-18, Job Number: 1820222, Sheets 1-3;*
- *Town Planner Report;*
- *Departmental memos;*

Town Planner Update Continued

J. Bubon discussed the following:

- The Fix unfortunately is not moving forward at this time. J. Bubon stated that she spoke with the applicant Mr. Covino and he indicated the project suffered significant delays throughout the first, second and third quarters of this year, during those delays they were subject to large increases in budget and lead-time for equipment, mechanicals and new electrical service, as a result the economics of the project became prohibitive.

Old/New Business – None

Adjournment

Motion: To adjourn meeting.

By: W. Hersee

2nd: S. Waters

Vote: All in Favor (5-0)

Meeting adjourned at 6:50PM.

Minutes prepared by: Jeneé Lacy