

**Sturbridge Planning Board
Meeting Minutes
Tuesday, April 9, 2024
Center Office Building**

Present:

Charlie Blanchard
Wally Hersee (Virtual)
David Bourbeau
Dane LaBonte
Sue Waters
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant



Absent:

Brad Goodwin
Taylor Stedman

Also Present:

Tarun Patel, LaQuinta
Yunus Karakutuk, S'thetics (Virtual)
Serkan Sabri Bayram, S'thetics (Virtual)

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

Approval of Minutes

March 26, 2024

Motion: To approve the minutes of March 26, 2024 as written.

By: W. Hersee

2nd: S. Waters

Vote: 4-0-1 (D. LaBonte Abstained)

ANR – 24B & 26 Camp Road – Daniel & Mary Beth Parent

J. Bubon stated that the ANR was to combine 24B and 26 Camp Road to form one contiguous lot, the plan meets the requirements and she recommended that the Board endorse the plan as submitted.

Motion: To endorse the ANR for 24B & Camp Road as submitted.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (5-0)

Documents Reviewed:

- *An ANR Application – Form A;*

- *Filing fee;*
- *A plan entitled: "Lot Consolidation Plan on Camp Road in The Village of Fiskedale, Town of Sturbridge Surveyed for Daniel E. & Mary Beth Parent" dated March 30, 2024, prepared by R. H. LeMaitre, PE, PLS (4 Skyview Drive Ware, MA 01082);*
- *Town Planner Report;*

Waiver of Site Plan – 478 Main Street – LaQuinta Inn & Suites

J. Bubon stated that the applicant is requesting a Waiver of Site Plan allow for the extension of the existing canopy which covers the entry to the existing LaQuinta. She stated that the site plan has been reviewed by both the Police Department and the Fire Department and there were no concerns noted in regarding to the circulation with the drive aisle being covered by the canopy extension.

Tarun Patel, LaQuinta, came before the Board, Yunus Karakutuk and Serkan Sabri Bayram, S'thetics, attended the meeting virtually. Y. Karakutuk presented the site plan and proposed changes to the Board, he discussed the parking spot changes, the one way traffic directional, and snow storage plan.

J. Bubon stated that she recommends the Board grant the Waiver of Site Plan with the following conditions.

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
2. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
3. All requirements of the Building Inspector shall be met.
4. All other necessary permits must be obtained prior to the start of construction.
5. The site shall be kept in a neat and orderly condition throughout the construction process.
6. 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.

D. LaBonte asked what the required vs. existing parking spaces was. J. Bubon stated that they need 65 spaces and they have 69 spaces.

Motion: To grant the Waiver of Site Plan to LaQuinta Inn & Suites at 478 Main Street as submitted.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (5-0)

Documents Reviewed:

- *An application for Waiver of Site Plan Review;*
- *Filing fee;*
- *A plan entitled: "LaQuinta Inn & Suites LQUP @ LaQuinta Inn Sturbridge 478 Main St, Sturbridge, MA 01518" dated 3/23/24, revised through 4/9/24, prepared by S'thetics Building Systems, Inc. (#2 6201 Highway 7 Woodbridge ON L4H 0K7 CA) Sheets 0.0 – 1.3;*
- *Town Planner Report dated March 21, 2024;*
- *Staff comments.*

Town Planner Update

J. Bubon discussed the following:

- **MassWorks Grant Update**
 - Design plans have been submitted to MassDOT for their review; and Solli Engineering is currently adhering to the MassDOT review schedule. However, due to MassDOT being inundated with other projects, the feedback turnaround was slower than expected.
 - Comments on the 25% design were provided by MassDOT on February 28, 2024. The comments provided indicated that the traffic data originally submitted was now considered outdated and new traffic data and an updated traffic report were required. This data was collected and the report is currently being revised and shall be submitted in April 2024.
 - However, at this time, it appears we will not meet the milestones and be able to close this project out by the end of the fiscal year as originally hoped.
 - MassDOT also requested significant design changes, these design alterations necessitated additional coordination efforts with external stakeholders, including obtaining easements from the bank across the street and from Noble.
 - Given these unforeseen challenges and the additional tasks required to address MassDOT's feedback and requests, the project timeline had to be adjusted accordingly. Despite the delay, the we remain committed to completing the necessary revisions and fulfilling the regulatory requirements to ensure the project's successful completion.
- **Other Update Items**
 - Blueberry Hill Estates
 - Scheduled to begin construction April 4th or 5th depending upon weather conditions.
 - 505 Main Street
 - Demolition is complete and construction is underway.

- 698 Main Street
 - Interstate Towing continues to work with MassDOT on access approval which is needed for utility tie in as well as the access permit
- Next Meeting Dates
 - April 23, 2024
 - No filings as of this date.
 - May 14 or May 21
 - (date depends on applications) will likely be the only meeting unless an ANR is filed. Will keep the Board updated as the date gets closer.

Documents Reviewed:

- *Town Planner Report*

Old/New Business

None

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (5-0)

Meeting adjourned at 6:53 PM

Minutes prepared by: Jeneé Lacy