

**Sturbridge Planning Board
Meeting Minutes
Tuesday, May 10, 2022
Center Office Building**



Present:

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

Absent:

Michael Chisholm
Jeff Adams

Also Present:

Jack Rymer, Pilot Travel Center

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

Approval of Minutes

April 26, 2022

Motion: To approve the minutes of April 26, 2022 as written.

By: D. LaBonte

2nd: C. Bouchard

Vote: All in Favor (5-0)

Public Hearing - Site Plan & Special Permit - Blueberry Hills Estates

J. Bubon stated that the applicant has requested a continuation of the public hearing due to illness. And asked the Board if they would like to hold the public hearing at the Town Hall or the Center Office Building. The Board decided it would be fine to hold the public hearing at the Center Office Building.

Motion: To continue the Public Hearing for the Site Plan & Special Permit of Blueberry Hills Estates to May 24, 2022 at 6:35PM.

By: W. Hersee

2nd: S. Waters

Vote: All in Favor (5-0)

Waiver of Site Plan – 400 Haynes Street – Pilot Travel Center

J. Bubon stated that the applicant is requesting a Waiver of Site Plan to modify an existing island and add a new island to separate the truck fueling area from the truck exit lane in the rebuilt travel center. J. Rymer, of Pilot Travel, presented the island modification project to the Board. He explained to the board that after the new island is constructed they would still be able to adequately accommodate truck parking even after removing spaces, with 180 existing spaces, the lot is above average and has ample parking even during bad weather.

Motion: To approve a Waiver of Site Plan for 400 Haynes Street Pilot Travel Center to modify the existing island and add a new island as presented.

By: D. LaBonte

2nd: C. Bouchard

Vote: All in Favor (5-0)

Documents Reviewed:

- *Waiver of Site Plan Application;*
- *A Plan titled "Site Plan – Scope Representation, Pilot Travel Center 400 Route 15 (Haynes Street) Sturbridge, MA 01566" Prepared by Pilot Flying J Design Department, (5508 Lonas Road, Koxville, TN 37909) Dated: 3/1/22, Sheet: AS-0;*
- *A letter to the Planning Board from Jack Rymer (Pilot Travel) requesting a waiver of site plan.*
- *A plan set titled "Reconfigure Island and Parking to Provide Additional Drive Lane" Prepared by Pilot Flying J Design Department, (5508 Lonas Road, Koxville, TN 37909) Dated: 3/1/22, revised: 3/29/22; Sheets CS-1, AS-2, AS-3, AS-5.*

Town Planner Update

J. Bubon discussed the following:

- Next meeting dates – May 24th & June 14th
- Burger King has requested two have a second drive thru lane and J. Bubon stated that she has reached out to John Shevlin at PARE for feedback because she has concerns and asked D. LaBonte if he could also take a look at the preliminary plans.

Old/New Business

C. Blanchard asked the Board if they would like to take a stance regarding an article that the Open Space Committee has placed on the Annual Town Meeting Warrant to transfer the care and custody of 70 Cedar Street to the Conservation Commission from the Town of Sturbridge for resource protection, open space and passive recreation. C. Blanchard stated that the land was originally donated to the Town for municipal purposes. W. Hersee stated that he believes the land should be left to the people of Sturbridge to be used for future general municipal

purposes. D. LaBonte asked for clarification on what a vote to keep the land for municipal purposes would mean. The Board discussed.

Motion: To recommend to the Board of Selectmen that the parcel at 70 Cedar Street should be left as general municipal use.

By: W. Hersee

2nd: S. Waters

Vote: All in Favor (5-0)

W. Hersee brought up the multi-tenant sign at 178 Main Street being internally illuminated. J. Bubon stated that she had spoken to the owner and the lighting had been turned off.

S. Waters asked about the road construction that has been ongoing in front of Yankee Peddler. J. Bubon discussed the State project.

Adjournment

Motion: To adjourn meeting.

By: W. Hersee

2nd: S. Waters

Vote: All in Favor (5-0)

Meeting adjourned at 6:59 PM

Minutes prepared by: Jeneé Lacy