

**Sturbridge Planning Board
Meeting Minutes
Tuesday, May 9, 2023
Center Office Building/Virtual**

Present:

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



Also Present:

Dave Brunelle, AH & DB Custom Homes
Justin Stelmok, Blueberry Hill Estates
John Stelmok, Blueberry Hill Estates
Pete Engle, McClure Engineering
Bishoy Atta, 29-31 Brookfield Road

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

Approval of Minutes

March 28, 2023

Motion: To approve the minutes of March 28, 2023 as written.

By: S. Waters

2nd: W. Hersee

Roll Call Vote: 6-0-1

- D. LaBonte: Yes

- C. Blanchard: Yes

- W. Hersee: Yes

- J. Adams: Yes

- Sue Waters: Yes

- B. Goodwin: Yes

- M. Chisholm: Abstained

April 11, 2023

Motion: To approve the minutes of April 11, 2023 as written.

By: W. Hersee

2nd: S. Waters

Roll Call Vote: 6-0-1

- **D. LaBonte: Yes**
- **C. Blanchard: Yes**
- **W. Hersee: Yes**
- **J. Adams: Yes**
- **Sue Waters: Yes**
- **B. Goodwin: Yes**
- **M. Chisholm: Abstained**

ANR – 235, 237 & 241 Podunk Road – AH & DB Custom Homes, Inc.

D. Brunelle came before the Board.

J. Bubon presented the ANR project stating that a small portion of 241 Podunk Road will be combined with 237 Podunk Road and a small piece of 235 will be combined with 237 Podunk Road. All the lots have the required frontage; J. Bubon recommended that the Board endorse the plan submitted.

Motion: To endorse the ANR plan for 235, 237 & 241 Podunk Road as submitted.

By: J. Adams

2nd: W. Hersee

Roll Call Vote: All in Favor (7-0)

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

Documents Reviewed:

- *Form A – David Brunelle – 241 Podunk Road, dated 5/2/23;*
- *A plan entitled: “ANR Plan of Land Site Address: 235, 237 & 241 Podunk Road Sturbridge, MA” prepared for AH & DB Custom Homes, Inc. Prepared by DC Engineering & Survey Inc. (32 Cranberry Meadow Rd, Charlton, MA). Dated: 4-24-23;*
- *Town Planner Report.*

Continuation of Public Hearing – Blueberry Hill Estates – Site Plan & Special Permit

Justin Stelmok and P. Engle came before the Board. J. Bubon gave the Board a short recap of the project and recommended approval with conditions.

J. Stelmok presented a PowerPoint of changes that had been made since the last presentation to the Board. He discussed that some units have been removed, reduced in size, shifted, and/or had the garage removed to alleviate concerns of the Conservation Commission.

S. Waters asked how many units have been removed from original number. J. Stelmok stated that they have removed four units. S. Waters asked if reducing the size of some of the units would affect marketing of those units. J. Stelmok stated that reducing the size of some units and removing garages may hurt the marketing but he is not sure yet.

Motion: To close the public hearing.

By: W. Hersee

2nd: S. Waters

Roll Call Vote: 6-0-1

- **D. LaBonte: Yes**
- **C. Blanchard: Yes**
- **W. Hersee: Yes**
- **J. Adams: Yes**
- **Sue Waters: Yes**
- **B. Goodwin: Abstained**
- **M. Chisholm: Yes**

J. Bubon stated that the applicant requested several Waivers as follows:

- Chapter 99 – Section 199-6B (Special Permit Manufactured Housing Bylaw) – Provide a landscape plan by a certified Landscape Architect.
- Chapter 350 – Section 300-4.5 B – Grass Plots. Request to not install

A third Waiver was requested for the cul-de-sac length and it was determined that Waiver request was not required.

Motion: To grant the Waivers requested as stated.

By: S. Waters

2nd: W. Hersee

Roll Call Vote: 5-1-1

- **D. LaBonte: No**
- **C. Blanchard: Yes**
- **W. Hersee: Yes**
- **J. Adams: Yes**
- **Sue Waters: Yes**
- **B. Goodwin: Abstained**
- **M. Chisholm: Yes**

J. Bubon stated that there are 28 conditions; C. Blanchard stated that J. Bubon didn't need to read them all as she has gone over them at prior meetings. J. Bubon stated that the only change was to condition #23, which states, "If there are any revisions to the Plan during the Conservation Commission review process; a final Plan Set shall be provided to the Planning Board and this shall become the Plan of Record and Final Approved Plan for this project."

Motion: To approve the Special Permit and Site Plan Approval as requested to allow the Manufactured Housing Community as proposed.

By: W. Hersee

2nd: S. Waters

Roll Call Vote: 6-0-1

- D. LaBonte: Yes

- C. Blanchard: Yes

- W. Hersee: Yes

- J. Adams: Yes

- Sue Waters: Yes

- B. Goodwin: Abstained

- M. Chisholm: Yes

Documents Reviewed:

- *Correspondence from Peter C. Engle, P.E. dated May 1, 2023 Re: Revision 2 Submittal Memo – 55+ Manufactured Housing Community – Justin Stelmok, Blueberry Hill Estates – Lot 3 Berry Farms Road, Sturbridge, MA.*
- *Memorandum from John P. Shevlin, P.E., Pare Corporation dated May 2, 2023 Re: Engineering Review Services – Blueberry Hill Estates – Site Plan & Special Permit - 30 Main Street/20 Fiske Hill Road, 4th Review Sturbridge, Massachusetts (Pare Project No.: 22088.00)*
- *Town Planner Report;*
- *Departmental Memos;*

J. Bubon stated that this might be M. Chisholm and J. Adams last meeting with the Planning Board and thanked them for their service.

M. Chisholm left the meeting at 6:50PM.

Waiver of Site Plan – Marlene Roufail – 29-31 Brookfield Road

B. Atta came before the Board. J. Bubon stated that the applicant was requesting a Waiver of Site Plan to allow the renovation of the existing building at 29-31 Brookfield Road into office and showroom space for Premier and Colonial Restorations. Colonial Restorations would also be using the existing garage and fenced area to store their equipment and some material. J. Bubon stated that the Conservation Agent had requested some boulders shown on the site plan be moved.

B. Atta discussed what each room would be used for in the building. J. Bubon recommended that the Waiver of Site Plan be approved with conditions.

D. LaBonte asked about the merged properties in regards to parking counts. J. Bubon discussed that the property was historically merged and explained parking in regards to merger of substandard lots. D. LaBonte stated that he was worried about the lack of curb cut on the property. J. Bubon stated that since the property is close to a Conservation area they would need to work with the Conservation Agent if anything changes in regards to the parking lot.

Motion: To approve the Waiver of Site Plan Review as requested by the applicant with the following conditions of approval:

- 1. All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.**
- 2. All other necessary permits and approvals must be obtained prior to the start of construction.**
- 3. All necessary plans and reviews must be provided to the Building and Fire Departments for review and approval prior to beginning construction.**

Roll Call Vote: All in Favor (6-0)

- D. LaBonte: Yes**
- C. Blanchard: Yes**
- W. Hersee: Yes**
- J. Adams: Yes**
- Sue Waters: Yes**
- B. Goodwin: Yes**

Documents Reviewed:

- *Waiver of Site Plan Application;*
- *An architectural plan entitled: "29-31 Brookfield Rd Sturbridge, MA Floor Plan, First Floor" Prepared by Robert Roufail, dated 5-2-23;*
- *A Site Plan entitled: "29-31 Brookfield Rd Sturbridge, MA Existing Site Layout" Prepared by Robert Roufail, dated 5-2-23;*
- *Town Planner report;*
- *Departmental memos;*

Town Planner Update

J. Bubon discussed the following:

- Relocation of the Chamber of Commerce to cabin building on 1 River Road near Paw Plaza.
- J. Adams and M. Chisholms last meeting, stated that J. Adams is also the current CMRPC rep and asked the Board to keep in mind that someone will need to take over that role.
- Discussed future development across from Cracker Barrel that will be a medical center and a coffee shop.
- Next meeting dates:
 - May 23rd – nothing filed yet
 - June 5th – Annual Town Meeting – there is a Zoning Article on the Warrant and asked the Board to please attend.
 - June 13th – nothing filed yet, J. Bubon on vacation
 - June 27th – Senior Center project

Old/New Business

S. Waters asked if the ice cream shop was still coming to the Noble. J. Bubon stated that it was and discussed the status of the Noble project.

S. Waters asked if Wicked Licks was open yet. J. Bubon stated that it reopened May 3rd.

C. Blanchard stated that there would be a Historic Preservation Plan Community Forum the next night, May 10th at 6:30pm. D. LaBonte asked for details. J. Bubon discussed the Historic Preservation Plan.

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: W. Hersee

Roll Call Vote: All in Favor (6-0)

- D. LaBonte: Yes

- C. Blanchard: Yes

- W. Hersee: Yes

- J. Adams: Yes

- Sue Waters: Yes

- B. Goodwin: Yes

Meeting adjourned at 7:08PM.

Minutes prepared by: Jeneé Lacy