

**Sturbridge Planning Board
Meeting Minutes
Tuesday, June 14, 2022
Center Office Building**

Present:

Charlie Blanchard
Sue Waters
Christopher Bouchard
Jeff Adams
Michael Chisholm
Jeneé Lacy, Administrative Assistant
Jean Bubon, Town Planner



Absent:

Dane LaBonte
Wally Hersee

Also Present:

Andy Serrato, Serrato Signs
Matt Burke, MBMC, LLC
Joty Allison, Tesla

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

Approval of Minutes

May 24, 2022

Motion: To approve the minutes of May 24, 2022 as written.

By: C. Bouchard

2nd: S. Waters

Vote: 4-0-1 (M. Chisholm abstained)

ANR - 21 New Boston Road

J. Bubon stated that the Engineer misplaced the originally signed plans so the plans will need to be signed again and asked that the Board vote to have the Board Clerk sign the plans.

Motion: To have the Board Clerk sign the ANR plans for 21 New Boston Road.

By: C. Bouchard

2nd: S. Waters

Vote: All in Favor (5-0)

Town Planner Update

J. Bubon discussed the following:

- D. LaBonte and S. Waters are up for reappointment;
- Next meetings –
 - June 28th – Nothing yet
 - July 12th – Continuation of Blueberry Hills Estates public hearing
 - Will have to look into the Mullin Rule for M. Chisholm since the opening of the hearing for Blueberry Hills went straight to a continuation because of applicant illness.
- Some storefront changes at the Center at Hobbs Brook – Five Below will potentially be going in where Olympia Sport is currently and a clothing retailer has inquired about the space where Maurice's was.

S. Waters asked what Five Below was. J. Bubon stated that it was a discount store that catered toward teenagers and college aged people.

Public Hearing – Sign Special Permit – 178 Main Street - AutoZone

S. Waters read the legal ad.

A. Serrato came before the Board as the local liaison for the sign company representing AutoZone.

J. Bubon gave a background on the sign and stated that the size requested is a similar size to other signs in the plaza that have received special permits from the Planning Board.

A. Serrato described the design of the sign and discussed the Design Review Committee approval on June 7th.

S. Waters asked what type of lighting the sign would have and if it was similar to the Planet Fitness lighting. J. Bubon stated that the sign would be externally illuminated with light bars above the sign.

Motion: To grant the sign special permit for a 82.17 sq.ft. building sign as presented.

By: C. Bouchard

2nd: S. Waters

Vote: All in Favor (5-0)

Documents Reviewed:

- *Special Permit Application;*
- *Sign Renderings;*
- *Narrative Change Memo;*
- *Legal Notice;*
- *Departmental Memos;*
- *Town Planner Report.*

Waiver of Site Plan – 178 Main Street - Tesla

J. Bubon stated that the applicant was requesting a Waiver of Site Plan to allow for the installation of 12 Tesla Superchargers with related equipment in the parking lot at 178 Main Street. She stated that the spaces would be non-exclusive, meaning if the lot is full someone

could park in one of the spaces even if they are not charging a vehicle. J. Bubon also discussed condition #2 stating that appropriate signage would need to be installed to notify visitors of the Shopping Plaza that the spaces are non-exclusive.

J. Allison of Tesla came before the Board and discussed the parking spaces plan and not taking spaces away from the plaza.

S. Waters asked how long the EV charging would take. J. Allison stated that it takes about 30 minutes to get to 80% and Tesla suggests only charging to 80%. S. Waters asked how many miles a car with an 80% charge could go. J. Allison said about 230 to 350 miles depending on the vehicle.

J. Allison went on to state that Tesla like to pick plazas were they can be a partner with the Town and that Sturbridge is a prime location for Tesla EV chargers.

S. Waters asked if the EV chargers would be exclusive for charging Tesla vehicles. J. Allison stated that the chargers would be exclusive to the Tesla brand but that the majority of the EV vehicles on the road were Tesla.

Motion: To approve the Waiver of Site Plan for the installation of 12 Tesla Superchargers with related equipment in the parking lot located at 178 Main Street as presented 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 through 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: C. Bouchard

2nd: S. Waters

Vote: All in Favor (5-0)

Documents Reviewed:

- *Waiver of Site Plan Application;*
- *A plan set titled "Tesla Sturbridge, MA TRT ID: 26672 Site Address: 178 Main Street Sturbridge, MA 01566" Prepared by Dewberry Engineers, Inc. (99 Summer Street, Suite 700 Boston, MA 02110) Dated: 5/2/22, rev date: 6/13/22. Job #:50122126;*
- *Departmental Memos;*
- *Town Planner Report.*

J. Bubon discussed the fleet analysis that is looking at EV vehicles/school buses for the Town. C. Blanchard discussed other non-proprietary EV charging location in other towns.

Town Planner Update Continued

J. Bubon discussed the preliminary revised Flood Insurance Rate Maps (FIRM) updates. She stated that the updated flood maps were sent to the BOS office in 2020 but they were never given to the Planning Department. The process is currently in the review period and she has been working on the maps for affected properties and letters will be sent to the owners of those properties. J. Bubon stated that not a lot of structures are in the flood zone and most changes are in areas that would be expected. The updates will be put on the onedrive for the Board and the Planning Department will hold office hours.

Old/New Business

S. Waters asked for status updates regarding LuckyMart, Gido's, and The Fix.

J. Bubon gave the following updates:

- The Fix is getting ready for a building permit and has set up a meeting with Fire, Building and Planning to go over what is needed but they are looking at a year for build out.
- Gido's has been working on demo and construction inside and are also looking at about a year out.
- J. Bubon was contacted by the construction manager for LuckyMart and that materials they needed were backordered to the end of summer and she is working with them to open with temporary measures for drainage.
- Wicked Licks is getting ready to open soon.
- 90 Charlton Road/New England Cold Storage is hoping to open soon and they are working on site visits.
- Noble started to clear the lot and build the travel plaza but will need to come back to Planning Board. MassDOT will not put in a traffic light and the owner doesn't think he will be able to build the EV Discovery center without traffic lights.

C. Bouchard asked what the Charlton warehouses will be. J. Bubon stated that they know one will be Amazon but they are not aware of what the other will be yet.

Adjournment

Motion: To adjourn meeting.

By: S. Waters

2nd: C. Bouchard

Vote: All in Favor (5-0)

Meeting adjourned at 7:10 PM

Minutes prepared by: Jeneé Lacy