

**Sturbridge Planning Board
Meeting Minutes
Tuesday, June 27, 2023
Center Office Building**

Present:

Dane LaBonte
Charlie Blanchard
Wally Hersee
Jeff Adams
Sue Waters
Brad Goodwin
Taylor Stedman
David Bourbeau
Jean Bubon, Town Planner
Jeneé Lacy, Administrative Assistant



Also Present:

Jacob Murray, Waterfield Design
Mark Mckevitz, ICON Architecture
Mika Lassila, Tauper Land Survey
Eric Bater, Tauper Land Survey
Dan Prouty, Cobra Realty Trust
Mike Ciesla, Cobra Realty Trust
Steve Stimson, 128 Charlton Road
Andy Ciesla, 50 Ridge Way
Cinny Ciesla, 7 Podunk Road
Andy Arsenault, Vanasse & Associates, Inc. (Virtual)

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

Approval of Minutes

May 9, 2023

Motion: To approve the minutes of May 9, 2023 as written.

By: S. Waters

2nd: W. Hersee

Vote: 5-0-2 (D. Bourbeau & Taylor Stedman Abstained)

Town Planner Update

J. Bubon discussed the following:

- Habitat for Humanity is accepting applications for the home at 226 Cedar Street, please spread the word.

- Sturbridge takes over the Woo Sox on August 15th. Town offices will be closing early for the occasion. The August meeting date will need to be changed; J. Bubon recommended to have just the August 29th meeting with something earlier being added if required.

Public Hearing – Senior Center – 480 Main Street – Site Plan & Special Permit

S. Waters read the legal ad that was posted in the Southbridge Evening News. C. Blanchard enclosed that he is the Chair of the Senior Center Committee.

J. Murray of Waterfield Design and M. McKevez of ICON Architecture came before the Board and presented a PowerPoint showing the renovation of and an addition to the existing Senior Center.

C. Blanchard discussed that the cost came in too high and that they are now trying to find ways to cut costs. J. Murray and M. McKevez discussed items in the design that will be adjusted to cut costs. C. Blanchard stated that the plan is to continue the Public Hearing after the changes are made to the plan. J. Murray discussed removing water line that runs through the Senior Center property.

D. LaBonte asked the following questions:

- Why they were not doing a berm system. J. Murray discussed the pros and cons of the different waters systems.
- Asked about pavement markings and a painted stop bar.
- Asked about stormwater and if there issues with flooding abutting properties.
- Asked about generator fencing. J. Murray stated that they can't screen in the rear for access so it will be screened in with vegetation.
- Asked about permeable asphalt or pavers. J. Murray stated that it would be unlevel and dangerous for elderly.
- Asked about raingardens. J. Murray stated that would be something they will be looking into.

S. Waters asked the following questions:

- Asked about percentage impervious and clarification on why filtration would be needed. J. Murray discussed the regulation in regards to stormwater.
- Asked if they considered a pond in front. J. Murray stated that was an option but they are still in early stage of design.
- Asked about the parking lot gradient and about steps to the building. J. Murray stated that parking lot is under 5% grade and that they will be redoing the existing steps.
- Asked about the number of handicap parking spots. J. Murray stated that they have the amount that is required by law but they could stripe more if needed or do reserved spots instead.

- Asked about the square footage of the building with new additions. M. McKevez stated that the addition is 8,000 sq.ft., the whole building with basement included is 16,000 sq.ft. but the usable area will be 13,000 sq.ft.
- Asked who was involved in the design. M. McKevez stated that it was ICON, the Senior Center Committee and Leslie Wong.
- Stated that it looks like the new addition has a lot of wasted space and asked if there would be an elevator. M. McKevez stated that they are keeping the existing elevator in the existing building.
- Asked if it would be possible to add a second story in future years. M. McKevez stated that it may be possible but only on one side.

T. Stedman asked what the basement would be used for and what its access was. M. McKevez stated that the basement would be used for storage, electrical, mechanical and it would use existing access.

B. Goodwin asked if the minimum number of parking spots shown is a set number. J. Bubon stated that they increased the number of parking to the extent possible with the property owned.

D. Bourbeau asked what the hydrology of land was and asked about the water table, evaporation and stormwater. J. Murray stated that evaporation is minimal; soils are typical for New England and have medium movement.

There were no comments or questions from the public.

J. Bubon discussed her report, staff comments, groundwater protection district and stated that stormwater management will be changing in the middle of July. She recommended that the Board continue the Public Hearing to August 29th at 6:35 pm.

Motion: To continue the Public Hearing for 480 Main Street Senior Center to August 29, 2023 at 6:35pm.

Motion: W. Hersee

2nd: S. Waters

Vote: All in Favor (7-0)

Documents Reviewed:

- *Site Plan & Special Permit Application;*
- *Groundwater Protection District Special Permit & Site Plan Approval Narrative;*
- *Project renderings prepared by ICON Architecture, dated March 17, 2023;*
- *A Plan Set entitled "Sturbridge Senior Center 480 Main Street Sturbridge, MA 01518, Town of Sturbridge" Prepared by ICON Architecture (101 Summer Street Boston, MA 02110) & Waterfield Design Group (50 Cross Street Winchester, MA 01890) Pages W-101 to A-202;*
- *Stormwater Report;*
- *Legal Notice;*
- *Abutters List;*
- *Departmental memos;*

- *Town Planner Report;*

Public Hearing – Michael Ciesla Trustee – 150 Charlton Road – Site Plan Review

S. Waters read the legal ad that was posted in the Southbridge Evening News. M. Lassila, from Tauper Land Survey, presented the project to construct an 8,000 sq.ft. industrial building anticipated to be occupied by a designer/manufacturer or similar industrial use. He also discussed Conservation Commission approval, stormwater, the landscaping plan, dumpster location and enclosure, parking plan, and the lighting plan. A. Arsenault, from Vanasse & Associates, (attending virtually) presented the traffic study.

D. LaBonte asked if it was possible to increase the entry radius. A. Arsenault stated that they will look into that and will work with MassDOT to see if it is a possibility.

T. Stedman asked if the height of the building would be 35ft. M. Lassila confirmed that was correct.

B. Goodwin asked about tree coverage in front of the property. M. Lassila discussed where the planting would be in the front of the property.

There were no comments or questions from the public.

J. Bubon discussed the staff comments, MassDOT unrestricted access in and out of the site, and stated that the parking spot in front of the dumpster shown on the plan wouldn't count towards parking calculations. She stated that the project has been approved by both the Conservation Commission and the Design Review Committee and that she recommends the Board vote to approve the project with conditions.

Motion: To Close the Public Hearing.

By: S. Waters

2nd: W. Hersee

Vote: All in Favor (7-0)

Motion: To approve the Site Plan Review for 150 Charlton Road, Michael Ciesla Trustee.

By: S. Waters

2nd: W. Hersee

Vote: All in Favor (7-0)

Documents Reviewed:

- *Site Plan Review Application;*
- *Cover Letter;*
- *Site Plan Review Narrative;*
- *Legal Notice;*
- *Traffic Report;*
- *Stormwater Report;*
- *A Site Plan Set entitled "Definitive Site Plan at 150 Charlton Road (Route 20) Sturbridge, MA Prepared for Cobra Realty Trust" Prepared by Summit Engineering & Survey, Inc. (710 Main Street Oxford, MA 01537) Sheets 1-11; Dated 9/13/21 Rev. 4: 6/13/22, Project No. 20-409;*

- *Departmental Memos;*
- *Town Planner Report;*
- *Abutters List;*
- *150 Charlton Road – (6/27/23) PowerPoint Presentation.*

Reorganization of the Board

D. LaBonte nominated Charlie Blanchard for Chair of the Board.
C. Blanchard stated that he would accept.
There were no other nominations.

Motion: To accept the nomination of Charlie Blanchard for Chair of the Planning Board.

By: D. LaBonte

2nd: S. Waters

Vote: All in Favor (7-0)

D. LaBonte nominated Sue Waters for Vice Chair/Clerk of the Board.
S. Waters stated that she would accept.
There were no other nominations.

Motion: To accept the nomination of Sue Waters for Vice Chair/Clerk of the Planning Board.

By: D. LaBonte

2nd: D. Bourbeau

Vote: All in Favor (7-0)

J. Bubon stated that since Jeff Adams has left, someone from the Board will need to take his place as the new CMRPC rep, she discussed what that would entail.
T. Stedman stated that he would take over that role.

Motion: To appoint Taylor Stedman as the CMRPC rep.

By: C. Blanchard

2nd: S. Waters

Vote: All in Favor (7-0)

Town Planner Report Continued

J. Bubon discussed the following:

- Noble Energy – After much work with MassDOT and the applicant, this project will be reverted back to a signalized intersection. The proposed roundabout would have required extensive land takings. The MassWorks Grant has been amended again to allow the funding to be used to continue the design of the signalized intersection. This will be installed at the applicant’s expense and is considered temporary mitigation. This may be changed at some time in the future by MassDOT after a corridor study in Town.

- Alrig – Starbucks and Convenient MD architectural plans have been approved by DRC with sign review occurring at a future meeting.
 - The Board and J. Bubon discussed MassDOT entry and exit of the site.
- Next Meeting Dates:
 - July 11th – Nothing pending, will probably cancel.

Old/New Business

- S. Waters asked when Noble will be opening.
 - J. Bubon stated that they still need to tie into the utilities in which they are waiting for the finding permit.
- S. Waters asked about the status of Gido's.
 - J. Bubon stated that they are moving along and are waiting on backordered kitchen equipment.
- W. Hersee asked about D'riccos deli.
 - J. Bubon discussed that the owner is having a hard time finding a butcher/meat cutter.
- D. LaBonte asked about the status of Condessas.
 - J. Bubon stated that they are working on it.
- D. LaBonte asked if the signalized intersection would have any impact on Hall Road.
 - J. Bubon stated that it may help a bit but will need to wait for MassDOT to do a corridor study.
- D. Bourbeau asked about the MassDOT corridor study.
 - J. Bubon discussed.
- T. Stedman stated that he has come concerns with the entrance/exit to the Starbuck site.
 - J. Bubon stated that the Town would be working with MassDOT in regards to the turning in and out of that site.

Adjournment

Motion: To adjourn meeting.

By: D. LaBonte

2nd: W. Hersee

Vote: All in Favor (7-0)

Meeting adjourned at 7:52 PM

Minutes prepared by: Jeneé Lacy