

**Sturbridge Planning Board
Meeting Minutes
Tuesday, July 26, 2022
Center Office Building**

Present:

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



Also Present:

Chase Kaitbenski, 110 Brookfield Road

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

Approval of Minutes

July 12, 2022

Motion: To approve the minutes of July 12, 2022 as written.

By: D. LaBonte

2nd: W. Hersee

Vote: 6-0-1 (C. Blanchard abstained)

Town Planner Update

J. Bubon discussed the following:

- Next meetings –
 - August 9th – Special Permit – Verizon
 - Possible Waiver of Site Plan for JC Penny plaza for a potential Mexican restaurant and to discuss parking
- Old Navy and Five Below working through the DRC process.
- The Economic Development Coordinator is working with an interested party for the former movie theater, we will know more by the end of the month

D. LaBonte asked if the Shaws plaza was going to change their multi-tenant sign. J. Bubon stated that they were keeping the same sign but adding an external lighting strip to it. D. LaBonte asked if the potential Mexican restaurant would need to have a grease trap installed. J. Bubon stated that they would need to install a grease trap and would need to work with the DPW and Board of Health.

W. Hersee asked where in the plaza the potential restaurant would go. J. Bubon stated that it would go all the way at the end of the building on the JC Penny side.

Waiver of Site Plan - 110 Brookfield Road - Cruise Control Transportation, Inc.

J. Bubon stated that Josh Roy, owner of Cruise Control Transportation, Inc., would not be able to make the meeting because he was just notified that he had to do a tow job for the police so he has given permission for Chase Kaitbenski to represent him. She read the statement of permission that J. Roy had given. J. Bubon stated that the applicant was requesting a waiver of site plan to add towing and storage of vehicles with no change to the existing parking lot, layout or design of the existing operation at 110 Brookfield Road. She stated that he had applied through ZBA because the site is pre-existing, non-conforming and it was approved but there were abutters in opposition but ZBA found that it would not be more detrimental to the neighborhood. J. Bubon and C. Kaitbenski discussed the layout of the site, discussed encroachment and Dept. head comments, which included no issues.

D. LaBonte asked about the following:

- Lighting on site?
 - C. Kaitbenski stated that they only have lighting on the buildings and not around the site to keep the light pollution away from the neighbors as much as possible.
- Enough parking for employees?
 - J. Bubon stated that the employee cars take the place of the trucks during the day. More equipment that is currently on the site will be moved and more space will be made. They will only impound 5 to 6 cars at a time on site.
- Is the salt shed large enough to store impounded vehicles?
 - J. Bubon stated that they looked at the salt shed when they did the site visit and it would be large enough to fit the 5 to 6 cars impounded at a time.
- Will there be a dumpster enclosure?
 - J. Bubon stated that they are required to enclose the dumpster.

Motion: To approve the Waiver of Site Plan to Cruise Control Transportation, Inc. for 110 Brookfield Road.

By: S. Waters

2nd: M. Chisholm

Vote: All in Favor (7-0)

Old/New Business

J. Bubon stated that J. Adams and W. Hersee would not be able to attend the meeting of August 9th so all other members will need to be there since there is a public hearing.

Adjournment

Motion: To adjourn meeting.

By: W. Hersee

2nd: D. LaBonte

Vote: All in Favor (7-0)

Meeting adjourned at 6:47 PM

Minutes prepared by: Jeneé Lacy