



Town of Sturbridge Planning Board

Charlie Blanchard, Chair
Susan Waters
Wally Hersee
Dane LaBonte
Brad Goodwin
Taylor Stedman
David Bourbeau

Jean M. Bubon, Town Planner

PLANNING BOARD NOTICE OF DECISION REQUEST FOR WAIVER OF SITE PLAN APPROVAL

Applicant: Kathleen Schiffhauer
6235 Southern Blvd
Youngstown, OH 44512

Property Owner: Pilot Travel Centers LLC
5508 Lonas Drive
Knoxville, TN 37909

Parcel Information: Assessor's Map 330-04542-400

Zoning Designation: Commercial II District

Property Location: 400 Haynes Street

Description of Request: The applicant is requesting Waiver of Site Plan Approval to allow for the installation of 2 pad-mount charging stations (four charging locations) with related equipment in the parking lot located at 400 Haynes Street. The charging stations will be installed within the existing parking lot as show on the plans and materials submitted.

Applicable Section of Zoning By-Law: Chapter 300, Article XIX, Section 300-19.4

The following information was submitted as part of the Waiver of Site Plan Approval application on September 8, 2023:

- Completed application for Waiver
- A plan entitled "EVgo Fast Charging P77973 – Installation of Electric Vehicles Charging Equipment – Pilot Travel Center #222 – 400 Haynes Street – EV Sturbridge, MA 01566". Plan prepared by Tesla, Sturbridge, MA 196 Main Street Sturbridge, MA 01566. Dated 2/10/23 – Revision 2.

Date of Meeting: October 10, 2023

Members Present: Charles Blanchard, Wally Hersee, Dane LaBonte, Brad Goodwin, Taylor Stedman, David Bourbeau and Sue Waters.

At the Planning Board meeting of October 10, 2023 the previously noted members voted 7-0 to approve the Waiver of Site Plan Review as requested by the applicant with the following conditions of approval:

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
2. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
3. All requirements of the Fire Department shall be met.
4. All other necessary permits must be obtained prior to the start of construction.
5. The site shall be kept in a neat and orderly condition throughout the construction process.
6. 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.


Charles Blanchard, Chair

10/11/23
Date

cc: Nelson Burlingame, Building Inspector
Property Owner