



# Town of Sturbridge Planning Board

Charles Blanchard  
Walter Hersee  
Dane LaBonte  
Jeff Adams  
Christopher Bouchard  
Michael Chisholm  
Susan Waters

Jean M. Bubon, Town Planner

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## PLANNING BOARD NOTICE OF DECISION SITE PLAN APPROVAL

Date: August 28, 2021

Applicant: Swaminarayan Realty, LLC  
122 Main Street  
Sturbridge, MA 01566

Phone: (617)899-3911

Owner: Same as Applicant

Agent: Sitec, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747

Parcel Information: Assessor's Map 415-3438-122

Zoning Designation: Commercial District

Property Location: 122 Main Street

Description of Request: The applicant requests Site Plan Approval to relocate the existing pump islands and canopy, add two building additions, and reconfigure the available parking spaces.

The following documents were received and reviewed as part of the initial application submittal on July 23, 2021:

- Application for Site Plan Approval;
- Filing fee;
- A certified list of abutters;
- Copy of the deed for the property;
- A plan entitled "Gas Station Convenience Store Modifications – 122 Main Street, Sturbridge, MA 01566". The plan was prepared by Sitec, Inc. – 449 Faunce Corner Road, Dartmouth, MA 02747. The plan is dated November 18, 2020 and revised through June 9, 2021;
- Copy of the Decision from the Zoning Board of Appeals dated March 22, 2021;
- Memorandum dated July 21, 2021 to the Planning Board from Sitec, Inc.;
- A photograph of the existing facility (prior to the tanks and canopy being removed);

- Cut sheet for Razar LED Generation lighting;
- Memorandum dated June 9, 2021 to the Conservation Commission from Sitec, Inc.;
- Operation & Maintenance Plan, Stormwater Management System;

Additional Information Submitted and Reviewed:

- Staff comments from Conservation Agent, DPW Operations Manager, Fire Inspector, Chief of Police

Applicable Section of Zoning By-Law: Article XIV (formerly Chapter 19), Article XVI (formerly Chapter 21), Article XIX (formerly Chapter 25),

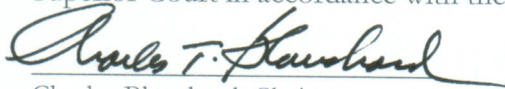
Date of Meeting: August 24, 2021

Members Present: Charles Blanchard, Susan Waters, Jeff Adams, Dane LaBonte, Christopher Bouchard, and Wally Hersee.

At the Planning Board meeting of August 24, 2021, a motion was made by Mr. LaBonte, seconded by Ms. Waters and voted 6-0 to approve the Site Plan to relocate the existing pump islands and canopy, add two building additions, and reconfigure the available parking spaces with the following conditions:

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 other necessary permits must be obtained prior to the start of construction.
4. The site shall be kept in a neat and orderly condition throughout the construction process.
5. Exterior construction shall only occur during the hours of 7:00 am to 7:00 pm Monday through Friday and 8:00 am to Noon on Saturday. No exterior construction shall occur on Sundays or the following holidays – New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
6. The parking lot shall be striped after the re-paving is complete
7. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
8. 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.

Approval has been limited to matters of the Site Plan Approval only and not to construction details. Any persons aggrieved by a decision of the Planning Board may appeal to the Superior Court in accordance with the General Laws, Chapter 40A, Section 17.



Charles Blanchard, Chair

Date Filed 8/27/21

cc: Nelson Burlingame, Building Inspector