



Town of Sturbridge Planning Board

Charles Blanchard
Wally Hersee
Dane LaBonte
Jeff Adams
Brad Goodwin
Michael Chisholm
Susan Waters

Jean M. Bubon, Town Planner

PLANNING BOARD NOTICE OF DECISION SITE PLAN APPROVAL

Date: December 14, 2022

Applicant: Wrecker, LLC
1660 Westover Road
Chicopee, MA 01020

Phone: (413)626-4444

Owner: Same as Applicant

Rep: David T. Faist, PE
CMG
67 Hall Road
Sturbridge, MA 01566

Parcel Information: 415-02343-698

Book/Page: 68328/151

Zoning Designation: General Industrial District

Property Location: 698 Main Street (Route 20)

Description of Request: The applicant requests Site Plan Approval in accordance with Article XIX of the Zoning Bylaw to allow the construction of a new 7,000 square foot building for the purpose of Interstate Towing, Inc's auto towing and recovery business to be located at 698 Main Street (Route 20).

The following documents were received and reviewed as part of the initial application submittal on October 20, 2022:

- CMG Project narrative and summary letter and sewerage flow calculation estimate calculation letter dated October 11, 2022;
- Completed Site Plan Application and Checklist dated October 11, 2022;
- Certified abutters list;
- Ground sign and base details;

- Site Plan entitled “Proposed Interstate Towing Facility #698 Main Street, Sturbridge, MA 01518 prepared for Wrecker, LLC – 1660 Westover Road, Chicopee, MA 01020. Plan prepared by CMG – 67 Hall Road, Sturbridge, MA. Plan date 10/11/22 (revision dated 11/30/22);
- Stormwater Management Submittal prepared by CMG – 67 Hall Road Sturbridge, MA Plan dated 10/11/22;
- “Traffic Assessment – Interstate Towing – Proposed Development – 698 Main Street, Sturbridge, MA prepared by McMahon -94 North Elm Street, Suite 210, Westfield, MA 01085 dated August 11, 2022.

Additional Information Provided -

- Memorandum from John P. Shevlin, P.E., Pare Corporation dated November 6, 2022 and revised November 8, 2022 Re: Engineering Review Services Interstate Towing Site Plan Approval & Notice of Intent Application 698 Main Street Sturbridge, Massachusetts (Pare Project No. 22193.00);
- Memorandum from McMahon Associates dated November 15, 2022 Re: Traffic Assessment – Response to Peer Review Comments Interstate Towing Proposed Development – 698 Main Street, Sturbridge, MA;
- Memorandum from CMG Environmental Services dated November 30, 2022 Re: Pare 11/8/2022 Peer Review Comment/CMG Response Letter Proposed Interstate Towing Facility – Site Plan Approval & NOI Application #698 Main Street, Sturbridge, MA CMG ID 2022-035;
- Memorandum from CMG Environmental Services dated November 30, 2022 Re: Town Staff Comment/CMG Response Letter – Interstate Towing #698 Main Street (Route 20) Sturbridge, MA CMG ID 2022-035;
- Memorandum from John P. Shevlin, P.E., Pare Corporation dated December 4, 2022 Re: Engineering Review Services Interstate Towing – Site Plan Approval & Notice of Intent Application – Revised Submission – 698 Main Street, Sturbridge, Massachusetts (Pare Project No.: 22193.00)
- Email dated December 5, 2022 from Dave Faist, PE, CMG in response to initial comments from Jean M. Bubon sent via email dated November 2, 2022;
- Email string dated December 6, 2022 between Dave Faist, PE, CMG and Heather Blakeley, DPW Director re: Catch Basins and manholes;
- Site Plan entitled “Proposed Interstate Towing Facility #698 Main Street, Sturbridge, MA 01518 prepared for Wrecker, LLC – 1660 Westover Road, Chicopee, MA 01020. Plan prepared by CMG – 67 Hall Road, Sturbridge, MA Plan date 10/11/2022 (revision dates 11/30/22 and 12/5/2022);
- Memorandum from CMG Environmental Services dated December 6, 2022 Re: Peer Review Comment/CMG Response Letter #2 – Proposed Interstate Towing Facility – Site Plan Approval & NOI Application #698 Main Street, Sturbridge, MA CMG ID 2022-035.

Additional Information Reviewed:

- Staff Comments were received from:
 - Rebecca Gendreau, Conservation Agent dated October 20, 2022
 - Mark Augello, DPW Operations Manager dated October 18, 2022
 - Lt. Jennifer Ashe, Fire Inspector dated October 25, 2022
 - Town Planner Initial Comments dated October 20, 2022
 - Nelson Burlingame, Building Inspector, dated December 1, 2022

Applicable Section of Zoning By-Law: Article XIX

Date of Meeting: December 13, 2022

Members Present: Charles Blanchard, Susan Waters, Jeff Adams, Dane LaBonte, Michael Chisholm, Brad Goodwin and Wally Hersee

At the Planning Board meeting of December 14, 2022 a motion was made by Mr. LaBonte, seconded by Mr. Hersee and voted 7-0 to grant the Site Plan Approval for the construction of a new 7,000 square foot building for the purpose of Interstate Towing, Inc's auto towing and recovery business to be located at 698 Main Street (Route 20).

Conditions:

1. All construction and site improvements shall be in conformance with the plans and specifications 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 neat and orderly condition through the construction process.
5. Exterior construction shall only occur during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. 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 applicant shall coordinate with MassDOT to determine what signage or pavement markings will be allowed to delineate the area and deter vehicles from pulling off the road into the gravel area.
7. Police Details, as appropriate shall be arranged and paid for by the applicant if needed during construction.
8. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. and Planning 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.

9. All erosion and sedimentation controls shall be installed as shown on the plan and inspected prior to the pre-construction meeting noted in Condition #10.
10. A pre-construction meeting shall be held at least one week prior to the start of work. Present shall be the applicants, contractors, and other appropriate designees, the Town Planner, DPW Director, Police Chief, Fire Chief, Building Inspector, Conservation Agent, or their designee. The purpose of the meeting shall be to discuss the construction process, appropriate traffic and safety control measures during construction, stockpile of materials, and inspection of erosion controls.
11. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
12. The following dust control measures shall be adhered to throughout the entire construction process;
 - a. Spray disturbed areas with water on dry and windy days as needed;
 - b. Wash vehicle wheels before leaving the site as needed;
 - c. Periodically clean surrounding roadways near the entrance to the site;
 - d. An anti-tracking pad shall be installed and maintained throughout the construction process.
13. Construction monitor reports shall be provided to the Planning Department on a monthly basis until completion of the project. Reports shall be provided by the Engineer of Record and shall detail work completed, any issues encountered and any deviations from approved plans.
14. All excavation and trenching will be in accordance with the State trenching regulation 520 CMR 14.00 Excavation and Trench Safety. The construction area shall be secured using temporary fencing as needed.
15. The Stormwater operations and maintenance plan and site records shall be stored on site to ensure employees are familiar with the demands of the plan.
16. Maintenance is required for all plantings as proposed. The plantings shall be reviewed annually by the owner/applicant and any plant materials requiring replacement shall occur.
17. An as-built must be provided for all site work including planting when the work has been completed.
18. Integrated pest management practices shall be implemented and documentation of such shall be provided to the Planning Department.

Approval has been limited to matters of 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

12/14/22

Date Filed

cc: Nelson Burlingame, Building Inspector
David T. Faist CMG