

Town of Sturbridge Planning Board

Charles Blanchard
Russ Chamberland
Dane LaBonte
Jeff Adams
Christopher Bouchard
Michael Chisholm
Susan Waters

Jean M. Bubon, Town Planner

PLANNING BOARD NOTICE OF DECISION SPECIAL PERMIT & SITE PLAN APPROVAL

Date: February 24, 2021

Applicant: Daniel Gonya
420 Main Street
Sturbridge, MA 01566

Phone: (781)697-5861

Owner: Porchlight Investments III, LLC
420 Main Street
Sturbridge, MA 01566

Agent: Peter Engle
McClure Engineering
119 Worcester Road
Charlton, MA 01507

Parcel Information: Assessor's Map 415-02435-420 / 202-02446-007

Zoning Designation: Commercial Tourist District

Property Location: 420 Main Street

Description of Request: The applicants are requesting a Special Permit and Site Plan Approval to allow for the conversion of <1 acre of CT zoned lightly wooded property adjacent to the existing 420 Main Street parking lot to an overflow parking lot to support additional business planned for the Table 3 Restaurant Group and existing tenants & shared agreements.

The following documents were received and reviewed as part of the initial application submittal on January 5, 2021

- Cover letter dated January 5, 2021
- Application for Special Permit and Site Plan Approval dated December 29, 2020
- Filing Fee;
- Special Permit Fee;
- Site Plan Approval Checklist;

- Copy of the Deed for the property;
- Abutters List;
- “Site Plan Parking Lot Expansion – 420 Main Street & 7 Cedar Street, Sturbridge, MA 01566”. Plan date January 5, 2021. Plan prepared by McClure Engineering, Inc. – 119 Worcester Road, Charlton, MA 01507;
- A document entitled “Stormwater Management Report – Parking Lot Expansion – Parking Lot Expansion – 420 Main Street & 7 Cedar Street, Sturbridge, MA 01566 dated January 5, 2021”. Prepared by McClure Engineering, Inc. – 119 Worcester Road, Charlton, MA 01507.

Staff Review Comments Received and Reviewed:

- Comments from Earl Dessert, Chief of Police dated January 11, 2021;
- Comments from Mark Augello, DPW Operations Manager dated January 11, 2021;
- Comments from Rebecca Gendreau, Conservation Agent dated February 1, 2021;
- Comments from Lt. John Marinelli, Fire Inspector dated January 28, 2021;
- Comments from Nelson Burlingame, Building Inspector dated January 26, 2021;
- Comments from Ken Lacey, Health Inspector dated February 8, 2021;

Additional Information Received and Reviewed:

- Peer Review Report dated February 5, 2021 from John P. Shevlin, P.E., Senior Vice President, Pare Corporation – 8 Blackstone Valley Place, Lincoln, RI 02865.

Applicable Section of Zoning By-Law: Chapter 16 – Groundwater Protection District, Chapter 19 – Intensity Regulations, Chapter 21 – Off Street Parking Loading and Drive Thru Standards, and Chapter 25 – Site Plan Review.

Date of Meeting: February 23, 2021

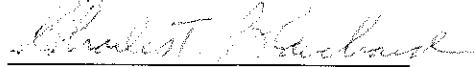
Members Present: Charles Blanchard, Christopher Bouchard, Russell Chamberland, Susan Waters, Jeff Adams, and Dane LaBonte.

At the Planning Board meeting of February 23, 2021, a motion was made by Ms. Waters, seconded by Mr. Chamberland and voted 6-0 to grant the Special Permit requested to increase impervious area within the Groundwater Protection District and to grant the Site Plan Approval 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 landscaping is to be installed as shown on the plans submitted. Final landscaping to be shown on the as-built plan to be submitted to the Planning Department at completion of this project.

3. Any exterior lighting of the parking lot shall be subdued, shaded from the view of abutters and shall not be directed so as to extend above ground level onto the property of abutters or the public right-of-way.
4. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
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 notify the Planning Department office forty-eight hours prior to the start of construction.
7. The site shall be maintained in a neat and orderly condition throughout the construction process.
8. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Department and Planning Department 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 Site Plan Review 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

cc: Nelson Burlingame, Building Inspector
Daniel Gonya, Porchlight Investments III, LLC