



# Town of Sturbridge Planning Board

Charles Blanchard  
David Bourbeau  
Brad Goodwin  
Dane LaBonte  
Wally Hersee  
Taylor Stedman  
Susan Waters

Jean M. Bubon, Town Planner

---

## PLANNING BOARD NOTICE OF DECISION SPECIAL PERMIT & SITE PLAN APPROVAL

Date: June 28, 2023

Applicant: Cobra Realty Trust  
P.O. Box 2917  
Worcester, MA 01613

Phone: (508) 347-3455

Owner: Same as Above

Parcel Information: Assessor's Map 208-02612-150  
Book 09104 Page 301

Zoning Designation: Industrial Park District

Property Location: 150 Charlton Road

Description of Request: The applicant is requesting Site Plan Approval to allow the construction of an 8,000 square foot building and related site improvements that currently is proposed to be occupied by a designer/manufacturer of prototype, laser-powered diagnostic and medical devices. If this does not come to fruition, the property will be occupied by an equivalent allowed industrial use as per the plans and supporting documentation provided.

The following information was submitted as part of the Site Plan Approval application on May 22, 2023:

- Project narrative and summary letter and completed application dated May 17, 2023;
- Certified abutters list;
- Filing Fee;

- Site Plan entitled “Definitive Site Plan at 150 Charlton Road (Route 20), Sturbridge, MA”. Plan prepared by Summit Engineering & Survey, Inc – 710Main Street, North Oxford MA 01537. (Job No. 20-409, Sheets 1-11, dated 9/13/21, revised through 12/8/2022).
- Stormwater Management Submittal prepared by prepared by Summit Engineering & Survey, Inc. last revised 8/17/2022.
- “Transportation Impact Assessment – Proposed Commercial Building – 150 Charlton Road, Route 20, Sturbridge, Massachusetts dated April 28, 2023.
- Recorded Order of Conditions
- Peer Review report (final) prepared by CMG Engineering Services – 67 Hall Road, Sturbridge, MA 01566 dated August 23, 2022.

Staff Comments Submitted and Reviewed:

- Jean M. Bubon, AICP, Town Planner dated June 7, 2023
- Rebecca Gendreau, Conservation Agent dated May 22, 2023
- Shane Moody, Veolia dated May 24, 2023
- Lt. Jennifer Ashe, Fire Inspector dated May 23, 2023
- Chief of Police, Earl Dessert dated May 23, 2023

Applicable Section of Zoning By-Law: Site Plan Approval – Article XIX

Date of Meeting: June 27, 2023

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

Vote:

At the Planning Board meeting of June 27, 2023, a motion was made by Susan Waters, seconded by Wally Hersee and voted 7-0 to approve the Site Plan Approval as requested with the following 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 a neat and orderly condition throughout 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. Access control and any mitigation shall be under the purview of MassDOT. Final copies of access permits and plans shall be provided to the Planning Department once issued.
7. All requirements of the Sturbridge Fire Department contained in the memorandum entitled “Code Review Proposed New Construction: 150 Charlton Rd. Sturbridge, MA” provided on May 23, 2023 shall be adhered to.
8. Changes as may be required by the DPW Director and/or Water Operation in regards to water and sewer connections shall be shown on a final plan set which shall be reviewed and approved by the DPW and Water Operator prior to the start of construction.
9. Police Details, as appropriate shall be arranged and paid for by the applicant if needed during construction.
10. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. 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.
11. 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.
12. 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.
13. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. An as-built must be provided for all site work including plantings when the work has been completed.

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

6/28/23  
Date Filed

cc: Nelson Burlingame, Building Inspector