



Town of Sturbridge Planning Board

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

Jean M. Bubon, Town Planner

PLANNING BOARD NOTICE OF DECISION SITE PLAN APPROVAL

Date: December 16, 2021

Applicant: Om Shri Ambika, LLC
3 Turtle Creek Circle
Shrewsbury, MA 01545

Phone: (774) 262-8150

Owner: Same as above

Parcel Information: Assessor's Map 455-02541-021
Book 44879 Page 0022 9/24/2009

Zoning Designation: Village Gateway District

Property Location: 21 New Boston Road

Description of Request: The applicant is requesting a modification of the previously approved Site Plan for this property. The modification will include a proposed 4,800 square foot, full service restaurant in place of the previously approved 3,775 square foot bank; all other project components will remain the same.

The following information was submitted as part of the Site Plan Approval application on October 14, 2021:

- A cover letter dated October 8, 2021;
- An application for Site Plan Review dated October 12, 2021;
- A certified list of abutters;

- Plans entitled Site Plans – “Hotel Redevelopment Plan – 21 New Boston Road, Sturbridge, Massachusetts”. Plans prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. Plan date is February 27, 2014 Revised through October 1, 2021;
- A plan entitled “Site Plan Exhibit.” Plans prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. The plan is dated May 8, 2014 and Revised October 1, 2021;
- A Traffic Impact Assessment dated August 16, 2021 prepared by Ali R. Khorasani, P.E., AK Associates, P.O. Box 804, Spencer, MA 01562.
- A document entitled “Technical Memorandum – Stormwater Management Report”. Prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. Dated October 8, 2021.

Additional Information Reviewed:

- Staff Comments were received from:
 - Rebecca Gendreau, Conservation Agent dated November 1, 2021
 - Mark Augello, DPW Operations Manager dated October 20, 2021
 - Shane Moody, Operations Veolia
 - Chief of Police, Earl Dessert
- Peer Review Report dated November 1, 2021 from John Shevlin, P.E., Pare Corporation;
- Email from Patrick Doherty dated November 5, 2021 regarding the No U Turn Signage on Route 20;
- Email from Patrick Doherty dated November 8, 2021 which is a forwarded email from Ali Khorasani regarding the accident analysis for the intersection of Route 20 and New Boston Road as requested in the Peer Review Report referenced above;
- Midpoint Engineering + Consulting Response to Peer Review and Staff Comments dated November 30, 2021; and
- Plans entitled Site Plans – “Hotel Redevelopment Plan – 21 New Boston Road, Sturbridge, Massachusetts”. Plans prepared by Midpoint Engineering & Consulting – 826 Southbridge Street – Suite 120, Auburn, MA 01501. Plan date is February 27, 2014 Revised through December 7, 2021.

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

Date of Meeting: November 9, 2021 and December 14, 2021

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


At the Planning Board meeting of December 14, 2021, a motion was made by Mr. Hersee, seconded by Mr. LaBonte and voted 7-0 to approve the Modification of Site Plan to allow a proposed 4,800 square foot, full service restaurant to be constructed in place of the

previously approved 3,775 square foot bank; all other project components will remain the same with the following conditions of approval.:

1. All conditions of approval on the Planning Board Notice of Decision Special Permit and Site Plan Approval dated December 17, 2014 and the Waiver of Site Plan issued on January 24, 2018, remain in effect except as may have been modified by these plans and conditions.
2. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
3. Approval is limited to the use requested in the application. Any deviations from these proposed uses will require further approvals.
4. All final sign designs, locations and color schemes are subject to review and approval by the Design Review Committee. A Special Permit may also be required for any signs that exceed the standards allowed in the bylaw.
5. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
6. All other necessary permits must be obtained prior to the start of construction.
7. The site shall be kept in a neat and orderly condition throughout the construction process.
8. 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 State Holidays as follows: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.
9. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
10. 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.
11. All excavation and trenching for new utilities will be in accordance with the state trenching regulation 520 CMR 14.00 Excavation and Trench Safety. The Site shall be secured using as necessary during construction.
12. Appropriate erosion controls must be in place prior to the start of construction; special attention shall be paid to areas downslope of the work area.

13. An anti-tracking construction entrance is required to prevent the tracking of soils onto the site drive and ultimately onto New Boston Road and Route 20 so that no soils enter the storm drains.
14. Two copies of an as-built plan shall be provided to the Planning Department after completion of construction.

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

12/17/21
Date Filed

cc: Nelson Burlingame, Building Inspector;
Property Owner
Midpoint Engineering
Jordan O'Connor & Associates
Niche Hospitality