



# 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: October 27, 2021

Applicant: STL Group, LLC  
PO BOX 638  
Sturbridge, MA 01566

Phone: (617)300-0245

Owner: CA Investments, LLC  
1290 Park Street  
Palmer, MA 01069

Parcel Information: Assessor's Map 173-02327-002 & 415-02328-602

Zoning Designation: Commercial Tourist District

Property Location: 2 Brookfield Road/School Street & 602 Main Street

Description of Request: The applicant requests Site Plan Approval to allow the renovation of the existing building into six two-bedroom artist studios and to construct a new building on the property that will contain six one-bedroom artist studios for compliance with the requirements.

The following documents were received and reviewed as part of the initial application submittal on October 9, 2021:

- Application for Site Plan Review dated September 29, 2021;
- A project outline – 602 Main Street;
- Building elevations and floor plans;
- A plan entitled “Multi-Family Residential Project – Site Improvements 2 School Street (AKA 2 Brookfield Road) & 602 Main Street.” The plan is dated September 28, 2021 and is updated through September 30, 2021 and was prepared by Graves Engineering, Inc. – 100 Grove Street, Worcester, MA 01605;
- A document entitled “Stormwater Report for Multi-Family Residential Project – Site Improvements School Street (AKA 2 Brookfield Road) & 602 Main Street”, prepared for STL Group, LLC, PO Box 638, Sturbridge, MA 01566, dated September 28, 2021 and prepared by Graves Engineering, Inc. – 100 Grove Street, Worcester, MA 01605.

- Filing fee;
- A certified list of abutters;
- Architectural Design Rendering titled “Main St Sturbridge, MA. Existing & Proposed”
- A parking plan “Schematic Parking Plan 2 School Street & 602 Main Street Sturbridge, MA 01518” prepared for NBM Realty, LLC – PO BOX 638, Sturbridge, MA 01566, prepared by Graves Engineering, Inc. (100 Grove Street, Worcester, MA 01605) dated: 8-31-21, revised 9-8-21;
- Project Outline
- Artist Studio waitlist

Additional Information Submitted and Reviewed:

- Staff Comments from:
  - Rebecca Gendreau, Conservation Agent dated October 13, 2021;
  - Mark Augello, DPW Operations Manager dated October 20, 2021;
  - Nelson Burlingame, Building Inspector dated October 21, 2021;
  - Planning Department Initial Comments dated October 21 & October 25, 2021;
  - Email response to staff comments dated October 22, 2021.
- Proposed Architectural renderings;
- A document entitled “Stormwater Report for Multi-Family Residential Project – Site Improvements School Street (AKA 2 Brookfield Road) & 602 Main Street”, prepared for STL Group, LLC, PO Box 638, Sturbridge, MA 01566, dated September 28, 2021 and prepared by Graves Engineering, Inc. – 100 Grove Street, Worcester, MA 01605. Revised October 22, 2021;
- A plan titled “Surface Changes, Multi-Family Residential Project – Site Improvements, 2 School Street & 602 Main Street Sturbridge, MA 01566” dated 10-22-21, prepared for STL Group, LLC – Po Box 638, Sturbridge, MA 01566, prepared by Graves Engineering, Inc. (100 Grove Street, Worcester, MA 01605);
- A plan entitled “Multi-Family Residential Project – Site Improvements 2 School Street (AKA 2 Brookfield Road) & 602 Main Street.” The plan is dated September 28, 2021 and is updated through September 30, 2021 and was prepared by Graves Engineering, Inc. – 100 Grove Street, Worcester, MA 01605, Revised October 22, 2021.

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

Date of Meeting: October 26, 2021

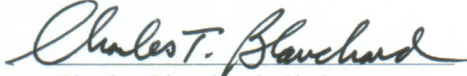
Members Present: Charles Blanchard, Susan Waters, Dane LaBonte, Christopher Bouchard, Michael Chisholm, and Wally Hersee.

At the Planning Board meeting of October 27, 2021, a motion was made by Mr. Hersee, seconded by Mr. LaBonte and voted 6-0 to approve the Site Plan to renovate the existing building at 2 School Street/602 Main Street into six two-bedroom artist studios and to construct a new building with six one-bedroom artists studios with the following conditions:



1. The Artist Studios shall only be rented to those tenants meeting the definition noted in the bylaw and a list of tenants and the occupation of the tenants shall be provided to the Planning Department for inclusion in the file. This list shall be updated as required.
2. All State and Local Zoning Bylaws, Building Codes and other Regulations must be adhered to.
3. All other necessary permits and approvals must be obtained prior to the start construction.
4. All necessary plans and reviews must be provided to the Building and Fire Departments for review and approval prior to beginning construction.
5. Stop signs and stop bars shall be placed at the exit of each parking lot.
6. The pavement in the area of the proposed trash enclosure shall be removed and replaced with pervious material.
7. The infiltration trench on the lot at 602 Main Street shall be re-designed to have an overflow point which shall drain towards the low side of the parking lot.
8. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
9. 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.
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 start of site work.
12. 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 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

10/28/21

Date Filed

cc: Nelson Burlingame, Building Inspector;  
Property Owner