

Sturbridge Planning Board
Public Hearing
Application for Site Plan Approval & Special Permit
Noble Energy Real Estate Holdings, LLC

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Planning Board will hold a Public Hearing virtually on **Tuesday, April 27, 2021 at 6:35 PM** on the application of Noble Energy Real Estate Holdings, LLC, 131 Buckingham Street Suite 301, Hartford, CT 06106. The applicant requests a Special Permit and Site Plan Approval pursuant to Chapter 11, 22, 24 and 25 of the Zoning Bylaw regarding the creation of two new commercial properties. The applicant requests Site Plan Approval to allow for the redevelopment of the properties located at 195, 197, 201 and 201A Charlton Road that will be divided into Lot 1 and Lot 2.

The applicant proposes to construct an 8,437sq.ft. Travel Plaza consisting of a Noble Energy Filling Station/Convenience Store with Drive Thru coffee/sandwich shop and “Frisbie’s Ice Cream” take out and outdoor walk-up service window. The filling station will consist of ten vehicle fueling islands, ten electric vehicle charging stations and four high speed diesel fueling stations with overhead canopies and related site improvements on Lot 1 as shown on the plan submitted.

Lot 2 will be developed with the construction of a 16,640 sq. ft. 2-story Electric Vehicle Discovery Center which will include a first floor not for profit electric vehicle display showroom and discovery learning center, the second floor will include a 120 seat restaurant and bar, outdoor patio and separate office space as shown on the plans submitted.

The applicant is also requesting a Special Permit pursuant to Chapter 22, Section 22.05.05 of the Zoning Bylaw regarding the erection and maintenance of signs in excess of what is specifically allowed in the Bylaw. The additional or larger signs for the Travel Plaza include a 50 sq. ft. Noble Energy ID sign on the building where the sq. footage permitted is 30 square feet and eight 13.75 sq. ft. logo signs are proposed on the gas canopies. Also proposed is a 65 sq. ft. multi-tenant sign where a 50 sq. ft multi-tenant sign is permitted. The additional or larger signs for the EV Discovery Center include two Restaurant signs of 58 sq. ft each, EV Discovery Sign # 1 – 144 Sq. ft., Sponsorship Sign # 1 of 128 sq. ft., a Building Entrance Sign of 31 sq. ft. a Building Directory Sign of 48 sq. ft., Sponsorship Signage # 2 of 188 sq. ft., and an EV Discovery Sign #2 of 230 sq. ft. Permitted signs for the EV Discovery Center would be 2 wall signs per tenant at 30 sq. ft.

The Planning Board may elect, consistent with Governor Baker’s March 12, 2020 “Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20”, to hold the public hearing virtually, in which case details respecting the same will be made public by the Planning Board in advance of the hearing and will be posted here <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting> For those unable to participate virtually, written comments will be accepted in advance of the public hearing.

A copy of the site plan and application can be inspected on the Sturbridge Town Website at <https://www.sturbridge.gov/planning-board/pages/recent-filings> or arrangements can be made to view the application packet by contacting the Sturbridge Planning Department at (508) 347-2508 or by email at jlacy@sturbridge.gov. Any person interested or wishing to be heard on this petition should appear at the time and place designated.

Charles Blanchard
Chairperson