



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: June 23, 2021

Applicant: Noble Energy Real Estate Holdings, LLC
131 Buckingham Street
Suite 301
Hartford, CT 06106

Phone: (860) 462-0527

Owner: Scott Conner Personal Rep. Estate of Philip Conner
7 Meadowbrook Road
Spencer, MA 01562

Parcel Information: Assessor's Map 208-02622-195/197/201/201A

Zoning Designation: Commercial II District

Property Location: 195, 197, 201, 201A Charlton Road

Description of Request: 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 following documents were received and reviewed as part of the initial application submittal on March 29, 2021

- Completed application for Site Plan Approval, Waiver Request and Sign Special Permit dated March 26, 2021;
- Site Plan Approval Checklist;
- Certified list of abutters;
- CMG Project Narrative and Summary Letter & CMG Sewerage Flow Estimate Calculation Letter;
- Site Plan entitled "Noble Energy Proposed Travel Center & E.V. Discovery Center – 195, 197, 201 & 201A Charlton Road (Route 20)" prepared by CMG Engineering

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Services – 67 Hall Road, Sturbridge, MA 01560 – Plan date March 26, 2021, revised May 27, 2021;

- Landscape Plan for Noble Energy Proposed Travel Center, #195, 197, 201 & 201A Charlton Road (Route 20), Sturbridge, MA 01566. Plan prepared by Joseph Coan Landscape Architecture. Plan date 3/8/2021, revised 5/10/21;
- Stormwater Management Submittal and supporting documentation for general Stormwater design and sound engineering practices in accordance with the MassDEP Stormwater Management Standards and the Town of Sturbridge Planning Board Stormwater Management Regulations, revised date 9/12/17. CMG Engineering Services – 67 Hall Road, Sturbridge, MA 01560 – Plan date March 26, 2021.
- Architectural Plans containing concept floor plans, canopy and exterior elevations and signage for the proposed Travel Center prepared by MDA Architecture, 1599 Washington Street, Suite 1A, Braintree, MA 02184. Plan date 3/26/21, Revised 5/5/21 (contains 11 sheets);
- Architectural Plans containing concept floor plans, exterior elevations and signage for the proposed EV Discovery Center prepared by Phase Zero Design – 8 Wilcox Street, Simsbury, CT 06070 dated 3/25/21 and revised 4/20/21 and 5/10/21;
- Photographs (5) of a recently constructed Noble Facility in Connecticut.

Additional Information Submitted and Reviewed:

- Transportation Impact Assessment – Proposed Travel Center prepared by Mr. Jeffrey S. Dirk, P.E., PTOE, FITE Managing Partner, Vanasse & Associates, Inc. – 35 New England Business Center Drive, Suite 140, Andover, MA 01810-1066 dated April 2021 and received on April 13, 2021;
- Lighting Plan dated March 29, 2021 prepared by Red Leonard Associates for Noble Energy Sturbridge, MA. Drawing Number RL-71111-S1-R1 (contains 6 sheets);
- Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated April 21, 2021;
- Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated May 11, 2021 also contains the following staff comments:
 - Comments from Rebecca Gendreau, Conservation Agent dated 5/5/2021;
 - Comments from Ken Lacey, Health Agent dated 5/3/2021;
 - Comments from Mark Augello, Operations Manager DPW dated 5/11/2021;
 - Comments from Earl Dessert, Chief of Police dated 5/7/2021;
 - Comments from Lt. Joseph Lombardi dated 5/7/2021;
 - Board Member comments and questions.
- Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated May 12, 2021 contains the following staff comments:
 - Comments from the Fire Inspector dated 5/12/2021.
- Memorandum from John P. Shevlin, P.E. dated May 12, 2021, Re: Engineering Review Services Noble Energy Real Estate Holdings, LLC – Peer Review,

Stormwater Management, Traffic Impact Analysis and General Site Plan Approval Compliance;

- Email from Jean M. Bubon, AICP Town Planner to Dave Faist, P.E. Principal Engineer, CMG Environmental Inc. dated May 18, 2021 containing comments about bicycle use and bicycle racks;
- Email from Dave Faist, P.E. Principal Engineer, CMG Environmental Inc. dated May 19, 2021 providing information on the presentations to be made at the Planning Board Meeting scheduled for May 25th and agreeing to a continuation until June 22, 2021;
- Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated May 19, 2021 with recommendations on the Special Permit for the Signage for the project;
- Memorandum from Jeffrey S. Dirk, P.E. PTOE, FITE, Managing Partner, Vanasse & Associates, Inc. dated May 20, 2021 in response to Peer Review Comments and Staff Review Comments;
- Memorandum from Dave Faist, P.E. Principal Engineer, CMG Environmental Inc. dated May 24, 2021 providing additional overview information for the proposed site signage which requires a Special Permit and the proposed Landscape Waiver Request;
- Memorandum from Jean M. Bubon, AICP, Town Planner to the Planning Board dated May 19, 2021 with an overview of agenda items and recommended motions for the Special Permits and Waiver Request;
- Memorandum From Dave Faist, P.E. Principal Engineer, CMG Environmental, Inc. dated May 27, 2021 and a revised Site Plan entitled “Noble Energy Proposed Travel Center & EV Discovery Center”, prepared by CMG, revised dated May 27, 2021”. The memorandum is in response to Peer Review comments received;
- Memorandum from John P. Shevlin, P.E. dated June 3, 2021 Re: Engineering Review Services Noble Energy Real Estate Holdings, LLC – Peer Review, Stormwater Management, Traffic Impact Analysis and General Site Plan Approval Compliance;
- Memorandum from Dave Faist, P.E. Principal Engineer, CMG Environmental Inc. dated May 27, 2021 and a revised Site Plan entitled “Noble Energy Proposed Travel Center & EV Discovery Center”, prepared by CMG, revised dated June 14, 2021”;
- Memorandum from Jeffrey S. Dirk, P.E., PTOE, FITE, Managing Partner, Vanasse & Associates, Inc. dated June 15, 2021 in response to Peer Review Comments and Staff Review Comments;
- Memorandum from John P. Shevlin, P.E. dated June 16, 2021 Re: Engineering Review Services Noble Energy Real Estate Holdings, LLC – Peer Review, Stormwater Management, Traffic Impact Analysis and General Site Plan Approval Compliance;

Applicable Section of Zoning By-Law: Chapter 11 – Use Regulations Commercial II District and Section 11.01 Uses Permitted, Chapter 19 – Intensity Regulations, Chapter 21 –

Off Street Parking Loading and Drive Thru Standards, Chapter 24 – Administration and Chapter 25 – Site Plan Review.

Date of Meeting: May 25, 2021

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

At the Planning Board meeting of May 25, 2021,

- A motion was made by Mr. Chamberland, seconded by Mr. Adams and voted 6-0-1 to approve the Noble Energy ID Building Sign as proposed not to exceed 50sq.ft.
- A motion was made by Mr. Bouchard, seconded by Mr. Chamberland and voted 7-0 to approve the Noble Logo signs on each side of the gas canopies as proposed – 8 signs at 13.75sq.ft. each.
- A motion was made by Mr. Adams, seconded by Ms. Waters and voted 7-0 to approve the freestanding multi-tenant Travel Center sign as proposed not to exceed 65sq.ft.
- A motion was made by Mr. Bouchard, seconded by Mr. Chamberland and voted 6-0-1 to approve the EV Discovery Center ID signs as proposed – Sign #1 not to exceed 144sq.ft. and Sign #2 not to exceed 230sq.ft.
- A motion was made by Mr. Chamberland, seconded by Mr. Adams and voted 6-0-1 to grant the waiver to the front landscaping requirement as allowed for in Section 25.07 O(1) of the Zoning Bylaw.

Date of Meeting: June 22, 2021

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

At the Planning Board meeting of June 22, 2021, a motion was made by Mr. Adams, seconded by Mr. Bouchard and voted 6-0 to grant the Site Plan Approval requested to allow for the redevelopment of the properties located at 195, 197, 201 and 201A Charlton Road with the following conditions:

1. All construction and improvements shall be in conformance with the plans submitted and approved by the Planning Board. A copy of the approved Site plan shall be on site at all times during construction.
2. The recommendations contained within the Traffic Impact Study submitted by the applicants shall be implemented.
3. Access to the Project site will be provided by way of two driveways configured as follows: a full access driveway that will intersect the south side of Route 20 approximately 460 feet east of Hall Road that will be placed under traffic signal

control and a one-way exit-only driveway that will intersect the south side of Route 20 approximately 855 feet east of Hall Road. The traffic light installation and design shall be coordinated with Cornerstone Bank so that the bank driveway is relocated as part of this process and included as part of this signalized intersection. If for any reason MassDOT does not approve the installation of a signalization intersection as proposed, this approval shall not be valid and the applicant must return for further approvals.

4. The one-way, exit only project site driveway should be 20 feet in width with vehicles exiting the driveway placed under STOP-sign control with a marked STOP-line provided. In addition, appropriate signs (ONE WAY and DO NOT ENTER) should be installed to regulate the one-way operation of the driveway.
5. Appropriate signs (ONE WAY and DO NOT ENTER) and pavement markings should be provided to regulate and reinforce the one-way traffic flow through the drive-through facility and along the adjacent by-pass lane.
6. Vehicles exiting the drive-through window facility and the adjacent by-pass lane should be placed under STOP-sign control with a marked STOP-line provided prior to the proposed crosswalk that crosses the lanes.
7. All signs and pavement markings to be installed within the Project shall conform to the applicable standards of the MUTCD (*Manual on Uniform Traffic Control Devices (MUTCD)*; Federal Highway Administration; Washington, D.C.; 2009).
8. A sidewalk should be constructed along with the Project site frontage on Route 20 that should be connected to the proposed travel center building and the proposed traffic signal at the main Project site driveway, where a marked crosswalk and pedestrian traffic equipment and phasing should be provided for crossing Route 20.
9. Marked crosswalks and Americans with Disabilities Act (ADA) compliant wheelchair ramps should be provided for crossing the Project site driveways and at pedestrian crossings constructed or modified in conjunction with the Project where such accommodations do not currently exist.
10. Signs and landscaping located within intersection sight triangle areas should be designed and maintained so as not to restrict lines of sight.
11. Snow windows within sight triangle areas shall be promptly removed where such accumulations would impede sight lines.
12. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
13. All other necessary permits must be obtained prior to the start of construction.
14. The site shall be kept in a neat and orderly condition throughout the construction process.
15. 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.
16. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
17. Snow storage may only be stored as shown on the plan submitted.
18. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. and Planning 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.
19. All erosion and sedimentation controls shall be installed as shown on the plan and inspected prior to the start of site work.
 20. 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 of 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.
 21. 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 vehicles wheels before leaving the site as needed;
 - c. Periodically clean surrounded roadways near the entrance to the site;
 - d. An anti-tracking pad shall be installed and maintained throughout the construction process.
 22. 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 encountered and any deviations from approved plans.
 23. 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.
 24. 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.
 25. 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.
 26. 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

6/24/21
Date Filed

cc: Nelson Burlingame, Building Inspector

TOWN OF STURBRIDGE
OFFICE OF THE TOWN CLERK
CERTIFICATION OF NO APPEAL

Case Number PLN-21-00027
Noble Energy Real Estate Holdings, LLC

I, Lynne Girouard, Town Clerk for the Town of Sturbridge, hereby certify that twenty (20) days have elapsed since the filing with my office of the above decision on June 24, 2021 by the Planning Board and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

July 15 2021
Date

Lynne Girouard
Town Clerk

WORCESTER COUNTY REGISTRY OF DEEDS
RECORDING CERTIFICATION

Received _____, 2021 at _____ o'clock and _____ minutes ____ .M. and entered with the Registrar of Deeds in the County of Worcester, Book _____ Page _____.

Attest: _____
Registrar of Deeds