



Town of Sturbridge
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Planning Board

2020 AUG 13 A 12:38

Charles Blanchard
Russ Chamberland
Dane LaBonte
Jeff Adams
Christopher Bouchard
Michael Chisholm
Susan Waters

Jean M. Bubon, Town Planner

**PLANNING BOARD NOTICE OF DECISION
SITE PLAN APPROVAL**

Date: August 13, 2020

Applicant: Pilot Travel Centers LLC
5508 Lonas Road
Knoxville, TN 37909

Phone: (865)588-7488

Owner: Pilot Travel Centers LLC
5508 Lonas Road
Knoxville, TN 37909

Agent: Brad Alsup
Pilot Travel Centers LLC
5508 Lonas Road
Knoxville, TN 37909

Parcel Information: Assessor's Map 552-04542-400 & 552-04512-420

Zoning Designation: Commercial & Rural Residential

Property Location: 400 Haynes Street (Route 15)

Description of Request: The applicant requests a special permit for a freestanding sign of 89.56 sf, where the Bylaw allows the sign area of 50 sf, a proposed Pilot building sign of 42 sf, where the Bylaw allows the sign area of 30 sf, a proposed Subway building sign of 31.38 sf, where the Bylaw allows the sign area of 30 sf. The applicant is also proposing a Pilot logo on the gas canopy which is in excess of the two on-premise signs per brand allowed under the sign bylaw, and a proposed Welcome Drivers sign above or adjacent to the building entrance.

The following information was submitted as part of the Site Plan Approval application on July 22, 2020:

- Special Permit Application;
- Filing Fee;
- A document entitled "Project Narrative";
- A copy of the deed;

308 Main Street
Sturbridge, Ma. 01566
508-347-2508

- A plan entitled “Site Signage Plan for Pilot Travel Centers – 400 Haynes Street – Book 35851, Page 0275, Town of Sturbridge, Worcester County, Massachusetts. “Plan date July 1, 2020. Plan prepared by Pilot Flying J Design Department – 5508 Lonas Road, Knoxville, TN 37909. Sheets SS1-SS3;
- A plan entitled “Exterior Elevations Pilot Travel Centers – 400 Haynes Street – Book 35851, Page 0275, Town of Sturbridge, Worcester County, Massachusetts.” Plan date June 19, 2020. Plan prepared by Pilot Flying J Design Department – 5508 Lonas Road, Knoxville, TN 37909. Sheets A6 – A6.1-SS3;
- A plan entitled “Auto Canopy Plan and Elevations Pilot Travel Centers – 400 Haynes Street – Book 35851, Page 0275, Town of Sturbridge, Worcester County, Massachusetts.” Plan date June 29, 2020. Plan prepared by Pilot Flying J Design Department – 5508 Lonas Road, Knoxville, TN 37909. Sheets AC1;
- A plan entitled “Truck Canopy Plan and Elevations Pilot Travel Centers – 400 Haynes Street – Book 35851, Page 0275, Town of Sturbridge, Worcester County, Massachusetts.” Plan date June 19, 2020. Plan prepared by Pilot Flying J Design Department – 5508 Lonas Road, Knoxville, TN 37909. Sheets TC1;
- A plan entitled “Overall Site Plan Pilot Travel Centers – 400 Haynes Street – Book 35851, Page 0275, Town of Sturbridge, Worcester County, Massachusetts.” Plan date June 24, 2020. Plan prepared by Pilot Flying J Design Department – 5508 Lonas Road, Knoxville, TN 37909. Sheets C3.0 – C3.2;
- A plan titled “Overall Demolition Plan Pilot Travel Centers – 400 Haynes Street – Book 35851, Page 0275, Town of Sturbridge, Worcester County, Massachusetts.” Plan date June 24, 2020. Plan prepared by Pilot Flying J Design Department – 5508 Lonas Road, Knoxville, TN 37909. Sheets C2.0 – C2.2;
- A document entitled “Store #222 – 400 Route 15, Sturbridge, MA 01566. Permit Drawing 07.01.20 J.O. containing sign renderings.

Additional Information Reviewed:

- Comments from Rebecca Gendreau, Conservation Agent dated July 14, 2020
- Comments from Nelson Burlingame, Building Inspector, dated July 17, 2020
- Comments from John Marinelli, Fire Inspector, dated July 20, 2020
- Comments from Ken Lacey, Board of Health Agent, dated July 22, 2020
- Comments from Mark Augello, DPW, dated July 28, 2020

Applicable Section of Zoning By-Law: Chapter 22.05.5 – Special Permits

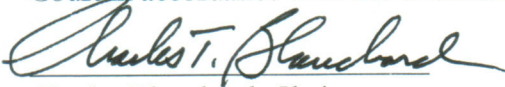
Date of Meeting: August 11, 2020

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

At the Planning Board meeting of August 11, 2020, a motion was made by Mr. Bouchard and seconded by Mr. Chamberland and voted 7 – 0 to approve the Special Permit as requested with the following conditions:

1. Signs to be erected as proposed.

Approval has been limited to matters of Special Permit 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

8/13/20
Date Filed

cc: Nelson Burlingame, Building Inspector

TOWN OF STURBRIDGE
OFFICE OF THE TOWN CLERK

CERTIFICATION OF NO APPEAL

Case Number PLN-20-00020
Pilot Travel Center

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 August 13, 2020 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.

September 8 2020
Date

Lynne Girouard
Town Clerk

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WORCESTER COUNTY REGISTRY OF DEEDS
RECORDING CERTIFICATION

Received _____, 2020 at _____ o'clock and _____ minutes ____ .M. and entered with the Registrar of Deeds in the County of Worcester, Book _____ Page _____.

Attest: _____
Registrar of Deeds