

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JULY 14, 2009

On a roll call made by Ms. Morrison, the following members were present:

Present: Russell Chamberland
Jim Cunniff
Penny Dumas
Francesco Froio
Jennifer Morrison
Sandra Gibson-Quigley, Chair

Also Present: Jean Bubon, Town Planner
Diane Trapasso, Administrative Assistant

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM.

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the amended minutes of July 7, 2009
2nd: Ms. Morrison
Discussion: None
Vote: 6 – 0

ENRIQUE COLBERT – SUBWAY – REQUEST WAIVE OF SITE PLAN TO RELOCATE CURRENT SANDWICH SHOP FROM 505 MAIN STREET TO 559 MAIN STREET.

Mr. Colbert, owner of Subway Sturbridge spoke. He stated that he spoke to Ms. Bubon and they discussed that an application for Waiver of Site Plan was probably not necessary given the nature of the project. Specially, the Waiver would not be needed because there are no structural or site changes to the new location. The remodel will consist only of some new equipment, new wallpaper and a new front sandwich unit. The use of the space is the same and will include the same number of tables. As well, because there is no cooking on site (only baking and microwaving), Subway will produce virtually no grease, thus lessening the burden on the Town's sewage system. The existing grease trap in place will remain, however.

Subway would like to submit this application to be on the safe side and to alert the Board of its goals.

Ms. Bubon stated that she recommended that the Board approve the Waiver of Site Plan. The applicant is relocating his Subway Sandwich Shop to 559 Main Street. This new location was most recently occupied by Melinda's Menu, a very similar operation. No site conditions will change. The applicant has applied for the necessary BOH permits and Zoning permits.

Ms. Dumas had a question about the awning that Subway has at there front entrance. At the new location it would be a hindrance because it would hang low over the sidewalk.

Mr. Colbert stated that only the older Subway shops have the awning. The new location will not have an awning as Subway has done away with that style.

Motion: Made by Ms. Morrison to grant a Waiver of Site Plan to Enrique Colbert – Subway – to relocate the current sandwich shop from 505 Main Street to 559 Main Street.
2nd: Ms. Dumas
Discussion: None
Vote: 6 – 0

CONTINUATION OF PUBLIC HEARING – JCJ REALTY TRUST – REQUEST FOR SITE PLAN APPROVAL FOR CONVENIENCE STORE , GAS STATION, SERVICE STATION AND RELATED SITE IMPROVEMENTS AT 173 MAIN STREET.

Mr. Savaria, Senior Project Manager, Fuss & O'Neill, stated that by request from the Town, Fuss & O'Neill completed an initial review of the Traffic Impact and Access Analysis Study for the proposed JCJ Realty site development.

In general they found that the traffic impact analysis was performed in accordance with standard practice. The overall site access design conforms to applicable standards.

There are exceptions and concerns, however:

- Pedestrian Accommodation – there is no mention of pedestrian circulation or facilities within the site. There is likely to be significant foot-traffic between the service station and the convenience store, and also out to Main Street considering the neighboring motels and residential areas. The site requires pedestrians to share the vehicular areas. Consideration of pedestrian safety should be addressed. The site plan shows no provisions for curb cuts for the sidewalk along Main Street at the driveways (ADA accessibility).
- Site Access & Circulation – the access intersection designs are inconsistent with the Route 131 improvement plans. A copy of the MHD access permit plan needs to be provided for review. The Route 131 improvements will relocate the Fairview Park Road intersection further to the south. This will result in the site driveway being offset to the right, increasing the likelihood of left turn conflicts in the intersection. The available deceleration and queuing length of the Main Street northbound left turn lane will also be impacted. Consideration should be given to relocation of the site driveway to line up with the relocated intersection.
- Intersection Capacity Analysis – trucks were apparently not counted and are not accounted for in the analysis. The summary tables do not list all movements and

report separate lanes as a single approach. Individual lane delay and level of service (LOS) should be shown. Fairview Park Road left turn LOS is E during afternoon times and F on Saturday without the site driveway; this is not shown in the summary table. Fairview Park Road and the main site driveway are analyzed as two lane approaches. Neither the Route 131 plans nor the site plan reflect this configuration. Results for the over capacity westbound approach at Southbridge [Sturbridge] Plaza are missing from the table

- Queue Analysis – the text refers to the signal at Southbridge [Sturbridge] Plaza as helping add gaps for left turns. This should be confirmed with a discussion of queuing at the signal and potential for blocking the site drive intersections.

Town Specific Concerns – Mr Savaria stated the following:

- Markings For Right Turn Only Driveway – Fuss & O’Neill recommends that standard One Way arrow signs painted on both sides be added to the tops of the Do Not Enter signs at the southerly driveway to be visible from Main Street.
- Shepard & Fairview intersections – left turn operation at the Fairview Park Road intersection will be negatively impacted by the project, degrading from LOS E under the No Build Conditions to LOS F under the Built condition during the weekday evening peak hours. The significance of LOS F, indicating long delays on minor street approaches to stop sign controlled intersections, is that drivers will be encouraged to accept smaller than normal gaps in the through-traffic stream on Main Street to make turns, thereby increasing the probability of conflicts that could affect the safety of traffic.

Mr. Loin of Bertin Engineering stated that he did see the report from Fuss & O’ Neill. He stated that conflict between the plans with Mass Highway was prior to the redesign. He will be meeting with Mass Highway and finalize plans.

The Board still has major concerns with the site being over-developed.

Ms. Cooney of 3 Ridgeview Road had concerns with the safety issues with the traffic at Shepard Road and the ice-ponding that happens in winter at the intersection.

Mr. Macumber of 42 Hillside Drive is concerned with safety issues at the Shepard Road intersection. He presented to the Board signatures of residents (213) and non-residents (131) who are strongly opposed to this type of business in the neighborhood.

Mr. Grant of 65 Fairview Park Road and Mr. McDermott of 67 Fairview Park Road had the same concerns with safety and the increase in traffic, making a left turn is bad now, it will only be worse once the project is finished.

Mr. Decker, Director of Real Estate for Xtramart, stated some of his previous concerns of a 24’ drive aisle - difficult radius - usually a 30’ drive aisle is designed.

Mr. Sinno, present owner of Jack’s Gas, stated that the applicant formerly owned Jack’s Gas, and at that time he had environmental issues on that property. Ms. Gibson-Quigley explained that this past issue was not relevant to this site plan review for this project.

Mr. Loin stated that the older gas station sites had problems but the newer ones are state of the art and have to comply with State regulations. He further explained the extensive spill containment technology that is currently used.

Ms. Bubon stated that Mr. Savaria has requested additional information/clarifications from the applicant. The Board is awaiting test pit information so that the proposed drainage system can be adequately reviewed, and the applicant has yet to secure approval for a sewer connection from the BOS/Sewer commissioners. It is her recommendation that this hearing be continued so that these final outstanding issues can be addressed. The Board may wish to consider either August 11th or 25th meeting dates. These dates should be discussed with Mr. Loin and Mr. Savaria since the continuation will largely depend upon the timeframe required to submit additional information and then to review that information.

Motion: Made by Ms. Morrison to continue the Public Hearing for JCJ Realty Trust for Site Plan Approval to August 11, 2009 @ 8:15 PM.

2nd: Mr. Cunniff

Discussion: Ms. Dumas still has a great concern about the site being over worked. Ms. Gibson-Quigley stated that no matter what goes into this site will create traffic problems.

Vote: 6 - 0

TOWN PLANNER UPDATE

Letter from Jonathan Church, Principal Planner, CMRPC, Re: Walkable Community Workshop Packets, Sign-In Sheet & Group Ideas List

Letter of Support provide to Lt. Alan Curbooy for Federal Fiscal Year 2009-2010 Pedestrian, Bicycle and Moped Type Safety Enforcement & Equipment Grant

Letter from Michael Young - Re: Signs

BOS Liaison Point of Contact Assignments

Letter from Kopelman & Paige – Re: Calculating Minimum Lot Area; Re: Certificates of Constructive Approval

Update – Chapter 43D Grant Status & Progress Status – Sturbridge is the last town to get the grant funding because of the financial cutbacks

CMRPC – Revitalization of the Downtown CT District – Rosemary Scrivens will be the project manager

Handouts – Community Gardens & Renewable Energy Options for Towns

Master Plan Consultant Selection – VHB – agreed to \$88,500.00

Motion: Made by Mr. Cunniff to authorize Ms. Bubon and Mr. Racicot to enter into contract negotiations with VHB for the sum of \$88,500.00
2nd: Mr. Froio
Discussion: None
Vote: 6 – 0

Additional Meeting Dates:
August 25th
September 15th
September 29th

OLD BUSINESS/NEW BUSINESS

Ms. Dumas stated that when the temporary sign bylaw came before the Board last year, members had discussions that the bylaw could be better, but the Board put it forward to have something in place. At that time there was discussion about reviewing the entire sign bylaw. She wanted to ask the Board to consider reviewing the bylaw before the end of the year since she did believe that the bylaw needed to be revised.

Mr. Chamberland stated that he received a complaint from a resident that at the 588 Main Street location they were running a table saw outside at 10:30PM. He wondered if in the site plan conditions it should be added that no outside work is allowed after a certain hour. The Board indicated that the town does have a noise ordinance that would be enforced through the Police Department. Additionally, the Board believed that if there was a violation of the Site Plan conditions it would need to be enforced by the Zoning Enforcement Officer.

Ms. Bubon stated that she would send a list of conditions of the Site Plan Approval to the Police Chief so they would know if a complaint was made against a site under development what the approval conditions were and what would be enforceable.

NEXT MEETING

July 28, 2009

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, the Board unanimously voted to adjourn at 9:00 PM.