

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, AUGUST 11, 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 minutes of July 28, 2009 with corrections as noted.

**2<sup>nd</sup>:** Mr. Cunniff

**Discussion:** None

**Vote:** 6 – 0

**ROSEMARY SCRIVENS, CMRPC – INITIAL MEETING WITH THE BOARD TO PROVIDE AN OVERVIEW OF THE PLANNING PROCESS TO BE FOLLOWED FOR THE DEVELOPMENT OF THE COMMERCIAL TOURIST DISTRICT REVITALIZATION PLAN.**

Ms. Scrivens of CMRPC met with the Board to discuss the steps of the Sturbridge Commercial/Tourist District Revitalization Study. She showed an oblique aerial photograph (known as pictometry) of the area of Route 20 from Route 148 to Cedar Street, that shows the area of the study.

The following is a Draft of Tasks:

1. Identify a shared vision
2. Involve as many key stakeholders
3. Provide an analysis of the District's current image
4. Evaluate existing land use regulations and community plans

5. Develop recommendations that will help to create/maintain an appealing and unique Commercial Tourist District
6. Provide an analysis of the commercial development opportunities
7. Provide an analysis of the Commercial Tourist District's cultural, social and natural resources

Ms. Scrivens also presented a tentative project schedule. She stated that the timeline is aggressive and is subject to change as the process goes ahead.

She also stated that they will work closely with VHB during the Master Plan process and that the Master Plan schedule will greatly impact their schedule. CMRPC will take part in the Immersion Day and will work with VHB so both plans are coherent with each other.

The Board questioned why Route 20 from the Pike to the beginning of the Commercial Tourist district, which is considered the "Gateway to Sturbridge" is not part of the study.

Ms. Bubon stated it would be too aggressive to include that much area and that perhaps bylaw changes, design review criteria and other Master Plan recommendations could be extended to that area to make a smoother transition from the gateway to the CT district.

Ms. DiPrete of CMRPC stated that they were excited about the timing of the Master Plan and the CT Revitalization Plan and looked forward to working with the Planning Board and VHB.

She also explained the Local Planning Assistance Program. The Local Planning Assistance Program is available in the form of staff assistance to local communities. Annually, beginning July 1, each community in the CMRPC region is allocated 12 LPA hours. Additional LPA hours may be accrued for attendance at a CMRPC sponsored program for a total of 20 hours. She further explained that there is no carry-over from year to year.

### **TOWN PLANNER UPDATE**

Update on Master Plan activities:

- Contract language
- Most interviews scheduled for Immersion Day
- Applications beginning to be submitted

Update on Preliminary DFIRM

- 49 maps prepared for property owners
- Numerous phone calls and walk ins
- Several written comments received that will be mailed to FEMA
- Town comments have been acknowledged by FEMA

### **PUBLIC HEARING FOR PIONEER BREWING COMPANY – REQUEST SITE PLAN APPROVAL TO OPERATE A BREW PUB/RESTAURANT AND COFFEE SHOP AS WELL AS THE BOTTLING OF BEER AT 413-419 MAIN STREET.**

Ms. Morrison read the legal notice.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. He stated that the proposed site is for a brew pub, smokehouse and coffee shop on the property presently owned by Basketville of Sturbridge, Inc. Pioneer Brewing Company would like to renovate the existing structure to include the installation of brewery equipment to produce malt beverages for the proposed brew pub along with an accessory use of bottling beer to be supplied to neighboring establishments. The site will be cleaned up, the parking lot will be regarded and the catch basin will be repaved. Some pavement will be removed and additional landscape areas and sidewalks will be installed. Handicap accessible entryways (front and rear) will be installed and a vestibule will be added within the current porch area. A grease trap will also be installed as required for a restaurant use.

Mr. Loin stated that he met with Mr. Morse and Ms. Bubon earlier in the day and addressed the concerns of Mr. Chamberland, Tree Warden, with a revised set of landscaping plans. Also, Mr. Morse is satisfied with the submitted parking lot maintenance plan.

Mr. Sullivan, owner of Pioneer Brewing, explained the operation of the building: the upstairs will be the bar area with 8 long tables – downstairs will be the brewery tanks and cold room, and Sturbridge coffeehouse will be downstairs and have its own private entrance (it will also be accessible from interior stairs in the bar area).

Ms. Gibson-Quigley referenced the following department memos:

- E. Jacque, Conservation Agent
- A. Rusiecki, BOH Agent
- E. Wight, Building Commissioner/Zoning Official
- T. Chamberland, Tree Warden
- T. Ford, Chief of Police
- G. Morse, DPW Director

The Board discussed the following:

- The lighting fixtures – Mr. Loin stated that they would be standard, not period style
- The “right turn only” sign leaving the parking lot; the board felt the sign would be too restrictive – people are going to make a left anyway; remove the right turn only sign
- The shared parking agreement with TJ O’Briens

Ms. Cormier of The Bird Store & More on Cedar Street is in favor of the project and supports it.

Ms. Bubon stated that the applicant still needs approval from the BOS for an increase sewer flow.

Mr. Loin stated that they will hire an independent contractor to perform a video inspection of the existing sewer lateral as a check for structural integrity prior to installing the new grease trap.

**Motion:** Made by Ms. Morrison to close the Public Hearing.

2<sup>nd</sup>: Mr. Froio

**Discussion:** The Board felt they should not dictate the operating hours and it should not be part of the conditions of approval.

**Vote:** 6 – 0

**Motion:** Made by Ms. Morrison to approve the Site Plan for Pioneer Brewing Company to operate a brewpub/restaurant and coffee shop as well as the bottling of beer at 713 – 419 Main Street with 13 conditions.

2<sup>nd</sup>: Ms. Dumas

**Discussion:** None

**Vote:** 6 – 0

### **NEXT MEETING**

August 25, 2009

Site Plan – Town of Sturbridge WWTF

Meeting in September:

15<sup>th</sup> & 29<sup>th</sup>

### **OLD BUSINESS/NEW BUSINESS**

Mr. Cunniff handed out an article about gardens at schools.

Ms. Morrison stated that she noticed a fence up at the Post Office on Route 131. between Sadie Greene's and the Post Office.

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

Mr. Loin stated the following:

- Site Access and Circulation – They are coordinating with MHD and their engineering consultant regarding the pedestrian access at the site. MHD has approved an access permit for the site. At the time of review the reconstruction improvements were taken into consideration.
- Differences between the proposed site plan and the Route 131 Reconstruction plan – After discussion with MHD and their engineering consultant there are no actual discrepancies. Bertin and Parsons used different stationing baselines for their respective projects. Bertin utilized the baseline of record, 1997 Highway layout while Parsons utilized a non-published baseline, which they compiled from utility plans, namely sanitary sewer plans.
- Verify Zoning Requirement – All zoning requirements have been verified and are listed on the appropriate plans as well as the Zoning Compliance Plan.
- Site Overbuilt – The site plan meets or exceeds all zoning requirements.

- Inspection Sticker Operation – JCJ Realty Trust has indicated that the inspection sticker operation will operate under appointment unless the bay is free to take a drive in customer.
- Service Station – JCJ Realty Trust has indicated that the service station will provide basic service, there will be no advanced services rendered.

Mr. Loin addressed Mr. Savaria of Fuss & O’Neill concerns:

- Pedestrian Accommodations – Bertin is coordinating with Parsons on pedestrian access across the two proposed access drives. A sidewalk has been added to the southerly side of the site to provide pedestrians direct access into the site. Also, a striped crosswalk has been added from the service station to the rear of the convenience store where it connects with a sidewalk located on the southerly side of the convenience store, which provides direct access to the front of the building.
- Markings for Right Turn Only Driveway – Arrows have been added to the plans.

Mr. Savaria of Fuss & O’Neill stated that in general he was satisfied with the responses from Mr. Khorasani. He still has concerns with the proposed sidewalks shown on the plan and stated they should be evaluated for ADA compliance. Details of all ramps should be provided. No curb cuts are shown where the proposed sidewalk along Main Street intersects the site driveways.

Ms. Dumas still has concerns with the lot coverage, stating it looks to be more than 70%; she also had concerns with the buffering not being in accordance with 25.07.01A of the zoning bylaws. She questioned if the coverage calculations had been verified by Ms. Bubon.

Ms. Bubon stated that the drawings are stamped by a registered engineer, therefore trusting that, unless something looks obviously incorrect, the drawings and calculations are accurate. She further clarified she does not calculate every square inch unless something appears to be clearly incorrect or inaccurate.

Mr. Chamberland had concerns about the storage room – 14’5X12’ – heater/electrical – storing anything ie. – tires, waste oil in that room. He also stated that there can be no storage of materials outside, and that a shed or trailer cannot be added.

Mr. Daou, owner of JCJ Realty Trust stated there is no need to store old or new tires. The vendor company will deliver new ones when ordered and take away the used ones.

Ms. Cooney of 3 Ridgeview Road questioned the stationing error. She also wanted to know the weather conditions when the traffic study was conducted.

Ms. Goodwin of Orchard Road stated she is concerned about the safety at the intersection on Fairview Park Road.

Mr. Decker, Director of Real Estate for Xtramart, stated the following:

- Craming a too many uses on a small lot – lots of activity
- They have a 24’ drive aisle – difficult radius – usually it’s a 30’ drive aisle

- Tank unload zone – should be separated – blocks southerly access
- Cannot meet aisle widths – parking ratio
- Questions stormwater calculations – boring a test hole, test pits – design based on assumptions.
- Canopy design

The Board wants clarification from MHD on the curb cuts and the stationing discrepancy.

Ms. Bubon stated that once the applicant receives the necessary sewer allocation from the BOS, staff will review for a final decision, hopefully on August 25, 2009.

**Motion:** Made by Mr. Cunniff to continue the Public Hearing to August 25, 2009 at 7:35 PM.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 6 - 0

On a motion made by Ms. Morrison and seconded by Mr. Chamberland, the Board unanimously voted to adjourn at 9:25 PM.