

STURBRIDGE PLANNING BOARD  
MINUTES OF  
Tuesday, June 15, 2010

Ms. Morrison called the regular meeting of the Planning Board to order at 6:30 PM.  
On a roll call made by Mr. Froio, the following members were present:

**Present:** James Cunniff  
Penny Dumas  
Francesco Froio  
Jennifer Morrison

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

**Absent:** Russell Chamberland  
Brian McSweeney  
Sandra Gibson-Quigley, Chair

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Froio to accept the minutes of May 18, 2010.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 3 – 0 – 1 (Ms. Morrison)

**ANR – SUZANNE E. LULU – 55 NEW BOSTON ROAD**

Ms. Bubon spoke on behalf of the applicant. She stated that the plan submitted shows the division of land into Lots 1 through 6 with Lot 2 containing an existing home. The lots as shown meet the requirements. Ms. Bubon recommended that the Board endorse the plan.

**Motion:** Made by Ms. Dumas to endorse the Plan of Land owned by Suzanne E. Lulu located at 55 New Boston Road.  
**2<sup>nd</sup>:** Mr. Froio  
**Discussion:** None  
**Vote:** 4 – 0

Ms. Morrison, Clerk, signed the plan.

**PUBLIC HEARING FOR SITE PLAN APPROVAL – WILLIAM NEMEROFF –  
CEDAR STREET RESTAURANT TO ALLOW AN ADDITION TO THE**

**EXISTING RESTAURANT AND RELATED SITE IMPROVEMENTS. ALSO REQUESTING APPROVAL FOR SHARED PARKING AGREEMENTS WITH PROPERTY OWNERS AT 4 & 6 CEDAR STREET. THE PROPERTY IS LOCATED AT 12 CEDAR STREET.**

Ms. Morrison read the legal notice.

Ms. Morrison stated to the applicant that for Site Plan Approval, it would have to be all four votes in favor. In the best interest of the applicant, they can ask for a continuation.

Mr. Loin of Bertin Engineering stated the applicant would like to make the presentation. He stated that the proposed building will be designed to meet the character of the existing neighborhood. The addition is located in the same area as the existing patio seating. The addition does not add any additional seating, rather it converts it from seasonal to year round. The new area enables the visiting patron the comfort of waiting for a seat out of the outside weather. The new layout also creates a more efficient operation for the restaurant.

Mr. Loin also stated that they have three shared parking agreements. The shared parking agreements will provide 12 parking spaces at Sturbridge Veterinary, 10 parking spaces at Wild Bird Crossing and 6 employee parking spaces at the Seraph. The shared parking agreements for Wild Bird Crossing and Sturbridge Veterinary are for hours when those establishments are closed, so there will be no conflict.

Mr. Gonya of Streetlight Concepts stated that they will provide valet parking on Friday and Saturday nights and any other night when a special event is scheduled.

Mr. Masiello, architect for the project, stated that the design of the building is in keeping with the character of the neighborhood. The scale of the proposed building is in keeping with that of many of the earlier period structures that help define Sturbridge. The building footprint is in character with such earlier structures and in fact is more articulated to eliminate a box like appearance. The building appears as a series of small scaled modules, which keeps the footprint from appearing as one mass.

Ms. Bubon stated that all departments commented previously for the approval of the Special Permit and Variance issued by the ZBA.

Ms. Bubon also stated that because the Design Review Committee was unable to meet due of a lack of quorum, the design elements are approved.

Ms. Dumas stated that she understands the concept of the design to keep it open and to see life inside the building; however she feels the design of the building is not in character with the Town. The architectural details seem that they will overpower the site.

The Board did have a concern about signage for valet parking, and suggested they should have a sign in the back of the building.

**Motion:** Made by Ms. Dumas to close the Public Hearing for the Site Plan Approval for Cedar Street Restaurant.

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

**Discussion:** None

**Vote:** 4 – 0

Ms. Bubon went through the conditions for the approval of Site Plan.

- Condition # 8 – emergency contact list – list should be provided to the Planning Department
- Condition # 9 – reference 6/9/2010 memo as required
- Add Condition # 11 – appropriate signage shall be erected to direct patrons to the off-site parking areas when required. The locations of all signs shall be shown on the as-built plans.

The Board agreed upon all 11 conditions.

Ms. Dumas stated that she did not want to cause any hold-up for the applicant and would vote in favor of the project. She did submit to the applicant an architectural drawing illustrating some ideas that they could possibly use to simplify the design and make it more in keeping with the architecture of the Town.

**Motion:** Made by Mr. Cunniff to grant Site Plan Approval with 11 Conditions to William Nemeroff – Cedar Street Restaurant at 12 Cedar Street and approval for the shared parking agreements with property owners at 4 & 6 Cedar Street.

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

**Discussion:** None

**Vote:** 4 – 0

### **TOWN PLANNER UPDATE**

- Alternatives for Health – Relocating to 426 Main Street on July 1, 2010
- List of Transportation related acronyms

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

Mr. Froio congratulated Ms. Bubon on receiving the “Community Leadership Award” from CMRPC, it was well deserved. The Board agreed and commented on a job well done.

### **NEXT MEETING DATES**

- June 29, 2010 – Public Hearing MetroPCS – Informal presentation/discussion proposed sports complex PUBD on Route 15
- July 12, 2010 – BOS work session

- July 13, 2010 – Master Plan Steering Committee
- July 20, 2010 – Green Communities Presentation
- August 3, 2010 – Master Plan Steering Committee
- August 10, 2010 – Planning Board
- August 24, 2010 – Planning Board

On a motion made by Mr. Cunniff and seconded by Mr. Froio the Board unanimously voted to adjourn at 7:40 PM.