

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, AUGUST 3, 2010**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 p.m. On a roll call made by Ms. Morrison the following members were present:

**Present:** Russell Chamberland  
James Cunniff  
Penny Dumas  
Francesco Froio  
Sandra Gibson-Quigley  
Brian McSweeney  
Jennifer Morrison

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

**APPROVAL OF MINUTES**

**Motion:** Made by Ms. Morrison to accept the corrected minutes of June 20, 2010.  
**Second:** Mr. McSweeney  
**Discussion:** None  
**Vote:** 5 – 0 – 2(Mr. Chamberland & Ms. Dumas)

**ANR – KAHN BROTHERS REALTY, LLC – 271 CEDAR STREET**

**Materials Reviewed:**

Plan entitled “ANR Plan of Land, 271 Cedar Street – Khan Brothers Realty, LLC, 10 Freely Drive, Stoughton, MA 02072”. Prepared by Coler & Colantonio, Inc. Plan is on file in the records of the Planning Department.

Report to the Planning Board from Jean M. Bubon, Town Planner dated 08/02/10 entitled Agenda Items. Report is on file in the records of the Planning Department.

Ms. Bubon stated that the plan submitted showed the division of land into Parcel 1 and Remaining Land. Parcel 1 is clearly noted” not a buildable lot under current zoning” and there is a notation on the plan that says “Remaining Land Map 10 Lot 271 is not a buildable lot without further approval from the Planning Board”. The plan, with these notations meets the requirements for endorsement and Ms. Bubon recommended that the Board endorse the plan.

**Motion:** Made by Mr. Chamberland to endorse the plan as submitted.  
**Second:** Mr. Froio  
**Discussion:** None  
**Vote:** 7 – 0

Ms. Morrison, Clerk, signed the plan.

**WAIVER OF SITE PLAN APPROVAL – PIONEER BREWERY IS PLANNING TO RELOCATE THEIR BUSINESS TO 559 MAIN STREET (MILLYARD MARKETPLACE) IN THE FORMER STUBRIDGE FURNITURE SPACE.**

**Materials Reviewed:**

Application of Waiver of Site Plan Approval for Pioneer Brewing Company, LLC dated July 21, 2010

Floor plans of the basement level, main level and upper level

Ms. Gibson-Quigley read department memos from the following:

- Mr. Ford, Chief of Police
- Mr. Lindberg, Building Commissioner/Zoning Enforcement Officer
- Ms. Jacque, Conservation Agent
- Ms. Rusiecki, BOH Agent
- Ms. Bubon, Town Planner
- Mr. Suhoski, Town Administrator

Mr. Sullivan, owner of Pioneer Brewing spoke. He stated that they are proposing to relocate the existing business into 559 Main Street. The proposed Brew Pub will occupy space recently vacated by Sturbridge Furniture. Food service will be provided by both Soup to Nuts and Subway that currently exist on the premise and tours will be provided by the brewing operation. Table seating and a bar area will be available for patrons. There are no exterior changes proposed as part of this operation.

Mr. Sullivan also stated that their primary concern is wholesale, they are in the business to make the best beer they can and eventually be a country- wide brewery.

Ms. Bubon stated that there would be adequate parking to serve this operation, since the other business within the complex don't operate after 5:00 PM.

The Board had a few concerns about deliveries and trucks.

Mr. Sullivan stated that deliveries will be in the back of the building and no more than once a week.

**Motion:** Made by Ms. Dumas to approve Waiver of Site Plan Approval to Pioneer Brewing Company, LLC owned by Todd R. Sullivan located at 559 Main Street, Fiskdale MA  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 - 0

### **TOWN PLANNER UPDATE**

All materials reviewed, and listed below, are on file in the records of the Planning Department.

Moving dates back to Center Office Building are August 4<sup>th</sup> – 5<sup>th</sup> – 6<sup>th</sup>

Upcoming Meetings:

August 10, 2010 – Master Plan Steering Committee  
August 24, 2010 - Planning Board @ Center Office Building – Metro PCS  
Continuation & Preliminary Subdivision Plan – Long Pond Estates  
September 7, 2010 – (Tractor Supply to relocate at 178 Main Street)  
September 14, 2010 – Master Plan Steering Committee  
September 21, 2010 – Planning Board

The Board thanked the Senior Center for the use of the room to hold their meetings.

### **REORGANIZATION OF THE BOARD**

The Board decided to make all the same appointments except for CMRPC and wait to fill that spot.

**Motion:** Made by Ms. Dumas to nominate the following:  
Chair to Planning Board, Chair to Master Plan Steering Committee – Ms. Gibson-Quigley  
Vice Chair & Clerk to Planning Board – Ms. Morrison  
Betterment Committee – Mr. Cunniff  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0  
All accepted.

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

Ms. Dumas stated that when new plans for subdivisions come in, the Board should try and review the best they can and with the Town and residents in mind and to be more cautious.

Ms. Bubon stated that she and the Board do their best but they still must follow State law.

On a motion made by Ms. Morrison, seconded by Mr. Cunniff, and voted 7-0 the meeting adjourned at 7:25 p.m.