

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, OCTOBER 25, 2011**

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

Present: Russell Chamberland
James Cunniff
Penny Dumas
Ginger Peabody
Sandra Gibson-Quigley, Chair

Absent: Charlie Blanchard
Brian McSweeney

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

APPROVAL OF MINUTES

Motion: Made by Ms. Peabody to accept the amended minutes of September 13, 2011.
2nd: Mr. Chamberland
Discussion: None
Vote: 4 – 0 – 1 (Ms. Dumas)

Ms. Gibson-Quigley stated that because of a lack of a quorum at the October 11, 2011 Planning Board meeting, the applicant, Stop & Shop Supermarket Co. asked for a continuation of the Public Hearing.

**CONTINUATION OF THE PUBLIC HEARING FOR SITE PLAN APPROVAL –
STOP & SHOP SUPERMARKET CO., LLC IS REQUESTING SITE PLAN
APPROVAL FOR MODIFICATIONS TO THE EXISTING FUEL FACILITY AT
149 CHARLTON ROAD.**

Materials Presented:

Application for Site Plan Approval – Stop & Shop Supermarket Co., LLC – received September 15, 2011

Project Narrative from VHB – Re: Proposed Redevelopment of Fuel Facility – 149 Charlton Road – received September 20, 2011

Stormwater Management Memorandum Proposed Redevelopment of Fuel Facility – 149 Charlton Road – from VHB – received September 15, 2011

11X 17 colored photos of the site

Proposed Fuel Facility – 149 Charlton Road – Site Plans – prepared by Vanasse Hangen Brustlin, Inc. Transportation/Land Development/Environmental Services – 101 Walnut Street, Watertown MA – Project # 11421.00 – plan date 5/20/2011

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley read the following department memos:

- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Mr. T. Chamberland, Tree Warden
- Ms. Jacque, Conservation Agent
- Mr. Ford, Chief of Police
- Mr. Senecal, Fire Chief
- Mr. Lindberg, Building Inspector/Zoning Enforcement Officer

Attorney Stoddard, attorney for the applicant, presented the certificate of mailing receipts.

Mr. Dowdy of VHB spoke on behalf of the applicant. Mr. Dowdy stated that the proposed redevelopment includes several improvements on-site, but will maintain the existing 4-pump gas station. The existing canopy, building and fuel pump locations will remain with only minor cosmetic upgrades. The improvements include the replacement of the existing asphalt, fuel dispensers, concrete drive mats, fuel storage tanks, landscaping and reconnection of the existing drainage system. All improvements will maintain their current location, with the exception of the replacement of the existing fuel storage tanks. The existing above-ground storage tanks will be removed and replaced with native vegetation. New state of the art underground double-walled storage tanks are proposed.

Mr. Dowdy stated that the proposed cosmetic modification and signage was approved by the Design Review Committee at their September 20, 2011 meeting. The Conservation Commission issued an Order of Conditions for this project at its September 15, 2011 meeting. Fire Department permits will need to be obtained prior to the installation of the new underground storage tanks.

Mr. Dowdy stated that the concerns of Mr. Morse, DPW Director, have been addressed in an email from Mr. Taylor, VHB, dated and received September 29, 2011.

The Board had the following concerns and questions:

- Will there be blasting in order to put the underground storage tanks – Mr. Dowdy answer – maybe
- Having a 2' high stone wall similar to that of Cracker Barrel/gas station complex – Mr. Dowdy answer – the planted islands in question are located

Planning Board Minutes of October 25, 2011

within the MassDOT right of way and are comprised mostly of low-lying ground cover. It has been our experience that Mass DOT would not approve even a small retaining wall within their jurisdiction. We are willing to meet and discuss this issue with MassDOT.

- Existing propane tank – Mr. Dowdy - it will be removed
- Dumpster needs to be shielded with landscape on three sides – Mr. Dowdy stated that it will be – he also stated that all the concerns of the Tree Warden will be addressed as stated in an email dated September and received by the Planning Department September 30, 2011

Motion: Made by Ms. Peabody to close the Public Hearing.

2nd: Mr. Chamberland

Discussion: None

Vote: 5 – 0

Motion: Made by Ms. Peabody to approve Stop and Shop Supermarket Co., LLC at 149 Charlton Road with 16 Conditions and amended condition as follows:

- Condition #9 – Should read 2' high, not 2" referring to stonewall, and after the word "wall" in the first sentence the following will be added "and two 2" caliber trees,"
- Condition #15 as: Add marked lines on pavement to the easterly exit, to show striping for left and right turns.
- Add Condition #16 as: Dumpster shall be screened on three sides with plantings as approved by the Tree Warden.

2nd: Mr. Cuniff

Discussion: None

Vote: 5 - 0

TOWN PLANNER UPDATE

Master Plan – Executive Summary

Fall Workshops – CPTC

Letter from Montigny Landscaping – Street & Ornamental Planting – Estates at Sturbridge Farms

Sturbridge Recreation – New York Holiday Tour – November 5, 2011

OLD BUSINESS/NEW BUSINESS

Clothing Bins are still in the parking lot at George's Pizza – where does the BOS stand on this issue

Steve's Collision – cars in front – what was the number on their Site Plan Approval

NEXT MEETING

November 8, 2011

On a motion made by Ms. Peabody, seconded by Mr. Cunniff and voted 5 – 0 the meeting adjourned at 7:30 PM.