

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MAY 22, 2012**

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: Charlie Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Brian McSweeney
Sandra Gibson-Quigley, Chair

Also Present: Diane Trapasso, Administrative Assistant

Absent: Ginger Peabody
Jean M. Bubon, Town Planner

Ms. Gibson-Quigley opened the meeting and read the agenda.

Ms. Gibson-Quigley stated that Ms Peabody had submitted her letter of resignation from the Board because of health issues. The Board thanked her for all her dedication and wishes her all the best.

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to accept the amended minutes of May 8, 2012.
2nd: Mr. Chamberland
Discussion: None
Vote: 5 – 0 -1 (Mr. McSweeney)

**CONTINUATION OF THE PUBLIC HEARING FOR SITE PLAN APPROVAL –
179 MAIN, LLC IS REQUESTING SITE PLAN APPROVAL TO CONVERT THE
EXISTING BUILDING INTO A MIXED USE FACILITY AND TO
CONSTRUCT AN ADDITION ONTO THE BUILDING AND RELATED SITE
IMPROVEMENTS. THE PROPERTY IS LOCATED AT 179 MAIN STREET.**

Materials presented:

Proposed Site Plan for 179 Main, LLC – 179 Main Street – prepared by Bertin Engineering, 39 Elm Street, Southbridge MA – dated 3/2/2012 – revision # 2 – received 5/2/2012 – project # 12-627

Elevation Plans – 179 Main, LLC – 179 Main Street – prepared by Bertin Engineering, 39 Elm Street, Southbridge MA

Ms. Gibson-Quigley read the department memo from Ms. Bubon, Town Planner dated May 17, 2012.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that based upon the initial staff and Board comments, the plans were revised to address site plan review issues which also impacted the parking layout, landscaping, grading and stormwater management. The plans now address concerns raised in the initial staff and Board review.

The plan also now includes pedestrian walkways, wider drive aisles and reduced slopes to the lower and side parking lots. All of the changes now incorporated will greatly enhance pedestrian and vehicular safety.

Mr. Loin stated that the proposal by the applicant will actually increase the amount of landscaping on the site and will reduce the amount of pavement by the introduction of interior parking lot landscaped islands throughout.

Mr. Loin also stated that the ZBA had granted a Special Permit and a Variance on May 9, 2012.

Mr. Loin stated that he has applied for a non-vehicular access permit from MassDOT that will incorporate the additional landscaping proposed within the front tree belt area. Mr. Loin discussed additional plantings within the front of the building at the main entrance as well as the addition of street trees in the front ROW with the applicant. However, based upon his conversation with MassDOT the street trees will not be permitted and no additional changes within the ROW will be permitted at this time. If a license agreement is worked out with MassDOT, the applicant may consider additional plantings in front of the building.

The Board had the following concerns and questions:

- Lighting – Mr. Loin stated that lighting is existing on site and those light poles are proposed to remain. There are also lights on the building that will be maintained.
- Sidewalks should be handicapped accessible – Mr. Loin stated that front and back sidewalks will be
- Island is bigger now, will that be a safety issue – Mr. Loin stated that the island at the traffic light will remain the same
- Landscaping in front and side of building – Mr. Loin stated that they will add two kouso dogwoods to front right corner of building and add two or more evergreens adjacent to the east side of the building
- Handrail added to the guardrail for sidewalk leading to the rear parking area because of the slope – Mr. Loin agreed to that
- Directional signage – tenant and handicap - very important – people need to know where they are going – can be confusing – Mr. Loin stated they will

add a post with a sign mid level handicapped parking – and there will be tenant signage

- The Board believes that it is important to support to maintain the parking in the ROW
- The Board would like to improve the site by adding street trees on Mass Highway land frontage.

Ms. Gibson-Quigley read the email from Ms. Bubon stating that the Board will have to pursue this issue with MassDOT under another permitting process.

Ms. Gibson-Quigley read the eleven conditions for approval.

The Board added three more conditions which are the following:

1. Hand rail should be added to the proposed guardrail for the sidewalk leading to the rear parking lot.
2. Trees in front to be added to the front right corner of the building will be kousa dogwood and two or more arborvitae adjacent to the east side of the building.
3. Directional signs and arrows as shown on the plans need to be maintained so that they are visible at all times. Add directional and tenant sign in the rear parking area and for mid-level lot.

Motion: Made by Mr. McSweeney to close the Public Hearing.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

Motion: Made by Mr. Cunniff to grant Site Plan Approval with fourteen Conditions to 179 Main, LLC to convert the existing building into a mixed use facility and to construct an addition onto the building and related site improvements for the property located at 179 Main Street.

2nd: Mr. McSweeney

Discussion: None

Vote: 6 - 0

PUBLIC HEARING FOR PORCHLIGHT INVESTMENT I, LLC FOR SITE PLAN APPROVAL TO CONSTRUCT A NEW PARKING LOT TO SERVE THE SWAN/THE DUCK. THE PROPERTY LOCATION IS 8 HINMAN STREET.

Materials presented:

Application for Site Plan Approval – Porchlight Investment I, LLC – 8 Hinman Street – received April 23, 2012 – prepared by Bertin Engineering, 39 Elm Street, Southbridge MA

Existing Conditions Plan – dated 2/25/2012 - Proposed Site Plan - dated 3/6/2012 rev. # 3 - Landscape Plans – dated 4/20/2012 rev. #3 - Detail Sheet – dated 3/6/2012 rev. #3 prepared by Bertin Engineering, 39 Elm Street, Southbridge MA – project # 12-635

Letter of Withdrawal of the Site Plan Approval Application for Porchlight Investment I, LLC – dated 5/7/2012 – received 5/9/2012

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley read the letter of withdrawal from Mr. Gonya dated May 7, 2012 requesting withdrawal of the application.

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that the applicant has requested approval to withdraw the application submitted due to construction costs coming in higher than anticipated. The applicant would like more time to examine other options related to expansion of available parking.

Motion: Made by Ms. Dumas to close the Public Hearing.
2nd: Mr. Chamberland
Discussion: None
Vote: 6 - 0

Motion: Made by Mr. Chamberland to accept the letter of Withdraw Without Prejudice for the application of Porchlight Investment I, LLC for Site Plan Approval to construct a new parking lot to serve the Swan/ the Duck at 8 Hinman Street.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 - 0

TOWN PLANNER UPDATE

Annual Meeting & Awards Dinner – CMRPC – June 14, 2012

OLD BUSINESS/NEW BUSINESS

None

NEXT MEETING

Next meeting date is June 12, 2012.

On a motion made by Mr. Blanchard and seconded by Mr. McSweeney and voted 6 – 0, the meeting adjourned at 7:30 PM.

