

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, OCTOBER 23, 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  
Heather Hart  
Susan Waters  
Sandra Gibson-Quigley, Chair

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

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Blanchard to accept the minutes of October 9, 2012.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 – 0

**ANR**

None

**TOWN PLANNER UPDATE**

Collection Bins – Ms. Bubon stated that Mr. Suhoski had contacted Kimco Realty, the management company for the Center at Hobbs Brook and had asked that the bins be removed (with the exception of the AFAB bins that were previously approved) from the parking spaces. Kimco is taking steps to have the bins removed from parking spaces or removed from the premises.

CT District RFP – Ms. Bubon stated that the deadline for submittals for proposals for the CT District works is November 20<sup>th</sup>. Following the procedure used with the Master Plan, Ms. Bubon would like to ask that Ms. Gibson-Quigley and Ms. Dumas (as Chair and Vice Chair) be ready to begin preliminary rating of proposals soon after the deadline. Mr. Suhoski, Mr. Morse, Ms. Gibson-Quigley, Ms. Dumas and Ms. Bubon will serve as the pre-screening

Committee. We will then select finalists and the Planning Board will conduct interviews with final selection to be made by December 31, 2012.

**PUBLIC HEARING – SITE PLAN APPROVAL – PORCHLIGHT INVESTMENT I LLC IS REQUESTING SITE PLAN APPROVAL FOR A NEW 20 CAR GRAVEL PARKING LOT ADJACENT TO THE SWAN/DUCK RESTAURANT. THE PROPERTY IS LOCATED AT 8 HINMAN STREET**

**Materials presented:**

Site Plan Approval Application – Porchlight Investment I, LLC – received 9/25/2012

A plan entitled “Proposed Site Plan – Site Address: 8 Hinman Street, Sturbridge, MA 01566. Plan prepared by Bertin Engineering- 39 Elm Street, Southbridge, MA 01550. The Plan is dated February 25, 2012, project # 12-635 On October 11, 2012, a revised set of plans was provided (revised through October 10, 2012 – Revision 5).

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Morse, DPW Director
- Mr. T. Chamberland, Tree Warden
- Captain Marinelli, Fire Inspector
- Mr. Colburn, Conservation Agent

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Also, present was Mr. Gonya, owner of Porchlight Investment I, LLC.

Mr. Loin stated that staff had reviewed the plan during the ZBA process. The Public Hearing was held on October 17, 2012 and the Special Permit to construct the parking lot as proposed was granted. However, the variance to the setback on Hinman Street was denied. The plan has now been revised to show the elimination of two parking spaces that would have been located within the setback.

Mr. Loin stated that this proposal is for a new 18 car gravel parking lot on an adjacent lot to the Whistling Swan Restaurant. All access will be off of Hinman Street. The lot will be utilized for employee parking and valet parking. Landscaping and lighting will be in harmony with the neighborhood.

The Board had the following concerns and questions:

- What material will be used for the guardrail – Mr. Loin stated that wood would be used for the guardrail
- Why are concrete bumpers needed – Mr. Loin stated to designate the parking
- Will there be lighting over the stairs – Mr. Loin stated that there will be

- Directional signs – Mr. Loin stated that there will be a sign that says restaurant parking only and directional signage for parking
- ANR will be done – Ms. Bubon stated that 30 days after the sale of the property an ANR will be done

Mr. Loin stated that an additional dogwood tree would be added and that seasonal flowers would also be used.

Ms. Bubon stated that all the requirements were met and recommends approval with eleven conditions.

**Motion:** Made by Mr. Cunniff to close the Public Hearing.  
**2<sup>nd</sup>:** Mr. Chamberland  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Chamberland to approve Site Plan Approval with 11 conditions to Porchlight Investment I, LLC for an eighteen car gravel parking lot for the property at 8 Hinman Street.  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 7 – 0

**WAIVER OF SITE PLAN APPROVAL – PM3 REALTY, LLC (SCOTTISH INN) IS REQUESTING SITE PLAN WAIVER APPROVAL TO ADD A SECOND STORY ABOVE THE MANAGER’S APARTMENT. THE PROPERTY IS LOCATED AT 142 MAIN STREET**

**Materials presented:**

Waiver of Site Plan Approval – PM3 Realty, LLC – received October 4, 2012

Drawings – 142 Main Street (Rte. 131) – Pravin & Trinkalben Patel – Owners – prepared by Escape Estates, Inc. – Contractor – received October 4, 2012

Existing Site Plan with Minor Modifications – 142 Main Street, Sturbridge MA – prepared by Bertin Engineering – 39 Elm Street, Southbridge MA – date 10/3/2012 – project # 11-732 – received October 4, 2012

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent

Mr. Cormier of Escape Estates Inc. spoke on behalf of the applicant. Mr. Cormier stated that because of snow damage the major portion of the existing roof needed to be removed and re-built. The owners want to add a second story above the manager’s apartment to add bedrooms.

Ms. Bubon stated that she recommends approval because the proposed use will not substantially affect existing drainage, vehicular and pedestrian circulation patterns or any of the standards or criteria provided for in Chapter 25 – Site Plan Approval.

**Motion:** Made by Mr. Blanchard to waive Site Plan Approval for the property located at 142 Main Street to add a second story above the manager's apartment with the standard construction conditions.

**2<sup>nd</sup>:** Ms. Hart

**Discussion:** None

**Vote:** 7 - 0

### **RE-ORGANIZATION OF THE BOARD**

**Motion:** Made by Mr. Blanchard to nominate Ms. Gibson-Quigley as Chair of the Planning Board.

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

**Discussion:** None

**Vote:** 7 – 0

Ms. Gibson-Quigley accepted the nomination.

**Motion:** Made by Mr. Blanchard to nominate Ms. Dumas as Clerk/Vice Chair of the Planning Board.

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

**Discussion:** None

**Vote:** 7 – 0

Ms. Dumas accepted the nomination.

### **TOWN PLANNER UPDATE**

Stop & Shop Supermarket, LLC – Ms. Bubon stated that Stop & Shop received Site Plan approval to modify the existing BEE Zee Gas site at 149 Charlton Road on November 3, 2011. Construction has not yet begun on this station and although the permit has been extended by the Permits Extension Act, VHB acting on behalf of its client has requested an extension of time for this permit. In speaking with Mr. Dowdy of VHB they believe that although not required, this action is appropriate from a procedural and tracking standpoint.

Ms. Bubon asked the Board to extend the permit for a period of one year with a new expiration of November 3, 2013.

**Motion:** Made by Ms. Dumas to extend Site Plan Approval for one year to November 3, 2013 for Stop & Shop Supermarket, LLC at 149 Charlton Road.

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

**Discussion:** None

**Vote:** 7 – 0

Corner New Boston Sub-Committee – Ms. Bubon stated that the committee has met three times and is in agreement that it should work towards development of an Overlay District Bylaw for the Planning Board’s consideration.

Sign Sub-Committee – Ms. Bubon stated that DRC met with the sub committee to discuss what will work especially with multi tenant and temporary signs.

The Board agrees to have Ms. Bubon write a draft bylaw and work from there. The Board and Ms. Bubon agree that a public forum would help the process. The Planning Board will sponsor the forum, tentatively scheduled for 11/27/2012 in Veteran’s Hall.

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

C-13 Project – next meeting November 28, 2012

### **NEXT MEETING**

Next meeting date is November 13, 2012

On a motion made by Mr. Blanchard and seconded by, Ms. Waters 7 – 0, the meeting adjourned at 7:35 PM.