

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JANUARY 8, 2013**

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  
James Cunniff  
Penny Dumas  
Heather Hart  
Susan Waters  
Sandra Gibson-Quigley, Chair

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

Mr. Chamberland arrived at 7:55 PM.

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Blanchard to accept the amended minutes of December 11, 2012

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

**Discussion:** None

**Vote:** 5 – 0 – 1(Ms. Hart)

**Motion:** Made by Mr. Cunniff to accept the amended minutes of December 27, 2012

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

**Discussion:** None

**Vote:** 6 - 0

**PUBLIC HEARING – BT’S SMOKEHOUSE IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A 454 SQUARE FOOT BUILDING ADDITION TO ACCOMMODATE 23 ADDITIONAL SEATS. THE PROPERTY IS LOCATED AT 392 MAIN STREET.**

**Materials presented:**

Application for Site Plan Approval for BT’s Smokehouse – received December 4, 2012

Site Plan for Proposed Addition to BT's Smokehouse – Sturbridge Center Condominium Owner's Association – 392 Main Street – prepared by Jalbert Engineering – plan date 11/7/2012 DWG #12248 – received December 4, 20102  
Revised plans – revision #1 – plan date 12/13/2012 – DWG #12248 – received December 19, 2012

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Mr. Colburn, Conservation Agent
- Mr. Ford, Chief of Police
- Mr. Morse, DPW Director
- Ms. Rusiecki, BOH Agent
- Ms. Bubon, Town Planner

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. He stated that the applicant is requesting site plan approval to construct a 454 square foot building addition at 392 Main Street. Currently, the existing structure is a multi-tenant commercial retail building. The applicant operates a restaurant out of units 8 and 9 and is proposing to expand the restaurant to a total of 39 seats with 4 employees.

Mr. Jalbert stated that the proposed addition will not interfere with existing traffic patterns onsite. The addition is to be constructed in an area which is currently paved and as such, will not create any additional impervious area or stormwater runoff.

Ms. Bubon stated that all setbacks and building coverage requirements are met with this proposal. Additionally, Mr. Treitman and Mr. Patel have entered into an agreement to allow the four employees to park on Mr. Patel's property; this will free up spaces for use by customers.

Mr. Jalbert stated that Mr. Treitman is meeting with the BOS on January 14, 2013 for sewer allocation. He already has approval from the ZBA and DRC and the Conservation Commission.

The Board had the following concerns and questions:

- Still have the picnic tables – Mr Treitman stated that he still plans to use some of the picnic tables in good weather
- Are the smokers necessary in the front – Mr. Treitman stated the smokers need to stay – they are his business
- Part of Site Plan Approval is landscaping - how can the area be softened – Mr. Treitman stated that he is working with a landscaper to have planters and a planter by the HVAC box. He stated that the place is very limited on what can be placed there. He is trying to soften the area.

Ms. Bubon stated that the final landscape plan will be reviewed by her, the Tree Warden, Mr. T. Chamberland and Mr. Treitman.

**Motion:** Made by Mr. Cunniff to close the Public Hearing for BT's Smokehouse.  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 6 – 0

**Motion:** Made by Mr. Cunniff to grant Site Plan Approval to BT's Smokehouse to construct a 454 square foot building addition to accommodate 23 additional seats. The property is located at 392 Main Street, according to plans Site Plan for Proposed Addition to BT's Smokehouse - Sturbridge Center Condominium Owner's Association – 392 Main Street – prepared by Jalbert Engineering - plan date 12/13/2012 – DWG #12248 – Revision 1- with the Following 10 Conditions:

1. All construction and site improvements shall be in conformance with the plans submitted and approved by the Planning Board.
2. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to.
3. All other necessary permits must be obtained prior to the start of construction. If any required approvals are not obtained and the plans must be modified, the applicant shall present revised plans to the Board for review and approval.
4. The site shall be kept in a neat and orderly condition throughout the construction process.
5. Exterior construction shall only occur during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to Noon on Saturday. No exterior construction shall occur on Sundays or State Holidays.
6. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
7. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project. The list must be updated whenever necessary for the duration of the project.
8. Two copies of an as-built plan prepared by the Design Engineer shall be provided to the Planning Department prior to final occupancy being granted for the project.
9. Appropriate sewer allocation shall be approved by BOS
10. A plan detailing planter type and location details and maintenance plan shall be submitted to the Planning Department for review and approved by the Town Planner and Tree Warden.

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

**Discussion:** None  
**Vote:** 6 - 0

**PUBLIC HEARING – THAI ORCHID IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A BUILDING ADDITION AND PARKING LOT IMPROVEMENTS. THE PROPERTY IS LOCATED AT 505 MAIN STREET.**

**Materials presented:**

Application for Site Plan Approval – Thai Orchid – 505 Main Street – 505 Main Street

Development Plans for Thai Orchid – 505 Main Street – prepared by Jalbert Engineering – plan date 11/9/2012 – DWG #12023 – received 12/4/2012

Addition/Remodel – 505 Main Street – prepared by Trifone Design Associates, Inc. – date 1/13/2012 – received 12/4/2012

Ms. Dumas read the legal notice.

Mr. Chamberland recused himself from the hearing, he is a member of the American Legion.

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

- Mr. Morse, DPW Director
- Mr. Colbuirn, Conservation Agent
- Ms. Rusiecki, BOH Agent
- Ms. Bubon, Town Planner

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. He stated that the applicant is requesting Site Plan Approval to construct building additions and parking lot improvements at 505 Main Street. Currently, the existing building on-site is a vacant restaurant with two tenements. The applicant is proposing to keep the existing tenements to the rear and on the second floor and have a Thai restaurant in the lower front.

Mr. Jalbert stated that the new additions will conform to current zoning setbacks and lot coverage requirements. The proposed parking lot improvements will not create any new non conformity and will improve current site accessibility and traffic flow. The additions are proposed to expand the existing seating capacity of the restaurant from 18 to 45 seats and to provide sheltered access to the existing apartments. The parking requirements for the intended use have been met. This proposal will provide 20 spaces on site and 4 spaces off site at 509 Main Street for employee parking.

Mr. Jalbert stated that the additions to the existing building, as proposed, will not create any new non-conformities.

Mr. Trifone of Trifone Design Associates, Inc. explained the design of the building.

Ms. Bubon stated that the parking as proposed does not meet the requirements. The applicant proposes to share 4 spaces with 509 Main Street. According to the bylaw, Section 20.22(s), any existing parking above 120% of parking otherwise required for all on-site uses may be shared or leased as of right. When parking on site exceeds 100% but does not exceed 120% of the required spaces, applicants for Site Plan Approval may request to share or lease parking.

Mr. T. Chamberland of 25 Bennetts Road and a member of the American Legion and representing the Legion spoke. He stated that the legion requests that the 45 seat restaurant plan be rejected.

Mr. T. Chamberland stated that the legion feels this plan does not satisfy the requirements as set forth under site plan 25.01 (a) "will constitute suitable development and will not result in a detriment to the neighborhood". The plan as presented is a reduction of community parking spaces of 8. This would clearly be a detriment to the neighborhood as we all recognize that parking is a serious problem already in this general area.

He believes that this plan does not control run off from the property onto the American Legion (upper parking lot), and will create a management issue of unauthorized parking in the Legion parking lot.

Mr. T. Chamberland did state that if the Planning Board does approve this plan, the Legion does have certain conditions they will bring forth. The Legion will work with the applicant for the need of "Right of Entry".

The owner of the restaurant stated that he and his parents will be living in the apartments upstairs and will be the employees of the restaurant.

The Board had the following concerns and questions:

- The two spaces in the front back out into Route 20 – Ms. Bubon stated it is a major problem in that section of Route 20
- Parking is a major issue and significant concerns for a 45 seat restaurant – need documentation for the leased parking
- Landscaping – buffering between the buildings
- Maybe some seats could be eliminated in the restaurant

**Motion:** Made by Mr. Cunniff to continue the Public Hearing for Thai Orchid to February 12, 2013 @ 6:35 PM

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

**Discussion:** None

**Vote:** 6 – 0

Mr. Chamberland returned to his seat on the Board

## **TOWN PLANNER UPDATE**

C – 13 DLTA – Ms. Bubon stated that CMRPC is planning a DLTA 2013 project that takes the 495 MetroWest Development Compact, the Blackstone Valley Prioritization Project and the Central13 Prioritization Project into the next phase: Implementation

Ms. Bubon stated that Central 13 Prioritization Project – Priority Development Sites are seven:

1. 51 Technology Park Road
2. 90 Charlton Road
3. 198 Charlton Road
4. 660 Main Street
5. Route 15 – Special Use District Recreation/Light Industrial PDA
6. Commercial Tourist District
7. Historic Commercial District

Ms. Bubon stated that the scope of work is intended to include one Regional PDA from each participating community for a total of 29 Regional PDAs. The deadline for submitting is January 10, 2013.

Ms. Bubon stated that if she had to choose a site to submit as a candidate for District Local Technical Assistance (DLTA) as described by Ms. Koliass of CMRPC, Ms. Bubon would choose Rout 15 – Special Use District for consideration.

Ms. Bubon stated that her rational for this is that the Special Use District was studied extensively in 1998 and zoning changes were recommended and adopted for both Special Use District and Planned Unit Business Development. However, since that time, there have been few proposals for the land and although the athletic complex was approved a few years ago, it was never constructed, Further, there are recommendations for this Zoning District within the Master Plan as found in Chapter 4 – page 4 – 40.

Ms. Bubon stated that CMRPC would provide 25 hours of free technical assistance.

Some members of the Board thought the bridge over the Qinnebaug and marketing the trails and their link to the Commercial Tourist District would be a vital priority. They do not agree with submitting Route 15.

Ms. Bubon stated that CMRPC is working on development projects this year not preservation. And the trails are considered preservation by CMRPC.

**Motion:** Made by Mr. Blanchard to support submitting Route 15 – Special Use District – to CMRPC for consideration as a PDA

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

**Discussion:** None

**Vote:** 6 – 1 (Ms. Hart)

Pare Corp – CT District Plan

At the January 15, 2013 meeting - make-up of the CT Working Group will be formed – 2 Planning Board members and 3 Members at Large (diverse backgrounds or interest)

Kick-off meeting – January 22, 2013

**OLD BUSINESS/NEW BUSINESS**

Blackington Building – Kevin MacConnell – parking lot across street was not plowed

**NEXT MEETING**

Next meeting date is January 15, 2013 at Town Hall

On a motion made by Mr. Chamberland and seconded by Mr. Cunniff, and voted 7 – 0, the meeting adjourned at 9:40 PM.