

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, MARCH 25, 2014**

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:** Charles Blanchard  
Russell Chamberland  
James Cuniff  
Penny Dumas, Clerk  
Heather Hart  
Sandra Gibson-Quigley, Chair  
Susan Waters

**Also Present:** Jean M. Bubon, Town Planner  
Diane Trapasso, Administrative Assistant  
Mr. Shevlin, Pare Corporation

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Blanchard to accept the amended minutes of March 11, 2014.  
**2<sup>nd</sup>:** Ms. Waters  
**Discussion:** None  
**Vote:** 6 – 0 – 1 (Ms. Gibson-Quigley)

**TOWN PLANNER UPDATE**

**Laurel Woods** – Ms. Bubon stated that the Registry of Deeds refused the decision for the Modification of Subdivision Plan recently granted to Mr. Cormier. The reason for this is that the actual subdivision plan was recorded and it appears the written decision was not. Therefore, there is nothing to attach the modification to at the Registry. Ms. Bubon stated that she is working with Mr. Cormier's Attorney to find a resolution to this issue and will keep the Board informed.

**Publick House** – Ms. Bubon stated that the Publick House is currently working on plans for an addition on the property. They have decided against the large addition initially proposed and instead are focusing efforts on a smaller addition that will both comply with the new bylaw and meet their operational needs. They are hoping to have a plan ready to file by early summer.

**PUBLIC HEARING – TO CONSIDER AMENDMENTS TO THE DEFINITIONS RELATED TO STREET.**

**Materials presented:**

Public Hearing Version as voted 2/11/2014

Ms. Dumas read the legal notice.

Ms. Bubon stated that this proposal will consolidate the various definitions for frontage that are contained in the zoning bylaw and will eliminate the reference to the Official Town Map that is inaccurate and outdated.

**Motion:** Made by Mr. Cunniff to close the Public Hearing.

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

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Ms. Waters to support the proposed amendments to the zoning bylaw that would delete the current definitions for Street, Street “Major”, Street “Secondary” and Street “Local”, delete Section 20.09 Lots and insert a new definition for Street and forward the proposed amendments to the Town Administrator for inclusion on the Town Meeting Warrant.

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

**Discussion:** None

**Vote:** 7 – 0

**PUBLIC HEARING – TO CONSIDER ADOPTING A MEDICAL MARIJUANA OVERLAY DISTRICT MAP AND BYLAW, INCLUDING NEW DEFINITIONS.**

**Materials presented:**

Medical Marijuana Overlay District Proposed Zoning Bylaw Amendment – Public Hearing Version 2/12/2014

Proposed Medical Marijuana Overlay District Map

Ms. Dumas read the legal notice.

Ms. Bubon stated that this proposal would create a new Medical Marijuana Overlay District and would amend the zoning bylaw by inserting appropriate definitions for Registered Marijuana Dispensary, Off Site medical Marijuana Dispensary and Medical Marijuana Overlay District.

Ms. Bubon stated that this proposal would also amend Chapter 3 by inserting Medical Marijuana Overlay District. A new Chapter 30 – Medical Marijuana Overlay District would

be inserted and the existing Section 20.32 – Temporary Moratorium on Medical Marijuana Treatment Centers would be deleted.

Ms. Bubon stated that this proposed bylaw is based on a model bylaw drafted by Kopelman & Paige and a model bylaw drafted by the Pioneer Valley Planning Commission.

Ms. Bubon stated that a new Medical Marijuana Overlay District Map would be adopted that delineate the areas where such a facility may be proposed.

The Board went through the edits from Kopelman & Paige and decided on the following:

- #1 – leave in the last sentence of the first paragraph – leave in the second paragraph – leave in the last sentence of the third paragraph
- Delete 4.88 in Definitions – 30.02
- Procedure 30.04 – write it to make sense – leave in (d) – leave in (g) – leave in #3
- Additional Requirements/Conditions on RMDs or OMMDs – 30.05 – delete (b) and re-letter
- Conditions – in (c) and (d) add Planning Board acting as SPGA
- Delete 30.06
- Findings – (b) change to ensure – to protect the premises, registered qualifying patients, personal caregivers and dispensary agents of the RMD and that the storage and/or location of cultivation is adequately secured as determined by the Chief of Police.

The Board had the following concerns and questions:

- Can there be a cap on how many dispensaries in Town – Ms. Bubon stated that the State regulates the permits allowed
- Why in two districts – Ms. Bubon stated that the General Business District and the Industrial Park District are two areas where there would be potential possibilities for production

**Motion:** Made by Mr. Cunniff to close the Public Hearing.

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

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Mr. Chamberland to support the proposed amended zoning revisions that would:

1. Insert new definitions related to Medical Marijuana Overlay District in Chapter Two;
2. Insert a new District – Medical Marijuana Overlay District in Chapter 3;
3. Insert a new Chapter 30 Medical Marijuana Overlay District; and
4. Adopt a Medical Marijuana Overlay District Map dated 2/14/2014

and forward the proposed amendments to the Town Administrator for inclusion on the Town Meeting Warrant.

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

**Discussion:** None

**Vote:** 7 - 0

**PUBLIC HEARING – OM SHRI AMBIKA, LLC (JAY PATEL) IS REQUESTING SITE PLAN APPROVAL/SPECIAL PERMIT APPROVAL. THE PROPOSED REDEVELOPMENT PROJECT INCLUDING SITE IMPROVEMENTS AND CONSTRUCTION OF A NEW HOTEL BUILDING, RESTAURANT AND BANK. THE PROPERTY IS LOCATED AT 21 NEW BOSTON ROAD.**

**Materials presented:**

Application for Site Plan/Special Permit Approval – Om Shri Ambika, LLC – received 3/4/2014

Traffic Impact Study for proposed Multi Use Commercial Redevelopment located at 21 New Boston Road – prepared by AK Associates, Traffic Transportation & Civil Engineering

Site Plans – Hotel Redevelopment Plan – 21 New Boston Road – prepared by MidPoint Engineering & Consulting – MBLU #455-02541-021 – plan date – 2/27/2014 - received 3/4/2014

Holiday Inn Express & Suites – 21 New Boston Road – prepared by BMA Architectural – plan date 2/3/2014 – received 3/4/2014

Exterior Renderings – Holiday Inn Express & Suites – prepared by BMA Architectural Group

Technical Memorandum – Stormwater Management Report – dated 2/14/2014 – received 3/4/2014

Hotel Redevelopment Plan – 21 New Boston Road – Peer Review by Pare Corporation – dated 3/20/2014

Comments from Ms. Shadley, Shadley Associates on landscaping – dated 3/24/2014 – received 3/25/2014

Ms. Dumas read the legal notice.

Also present were Mr. Doherty from MidPoint Engineering Consulting, Mr. Krorasani from AK Associates, Traffic, Transportation & Civil Engineering and Mr. Patel the property owner.

Ms. Gibson-Quigley acknowledged the following department Memos:

- Mr. Ford, Police Chief

- Ms. Bubon, Town Planner
- Lt. Marinelli, Fire Inspector
- Ms. Rusiecki, BOH Agent
- Mr. Morse, DPW Director
- Mr. T. Chamberland, Tree Warden

Mr. Doherty spoke on behalf of the applicant. Mr. Doherty stated that the project consists of removing the existing hotel and constructing a new 77 room hotel, a 5700 sq.ft. restaurant and a 3800 sq.ft. bank. Site amenities, such as paved parking, new utility connection, landscaping, site lighting and a new stormwater management system are also proposed. As noted during the informal presentation on February 11, 2014 to the Board, the applicant will be the operator of the hotel. The applicant is seeking tenants for the other buildings but as of this date does not have lease commitments in place and therefore has not submitted detailed architectural designs for these buildings.

The project is located in the new Village Gateway District. The proposed uses are allowed in this district with site plan review. The applicant will be seeking a special permit for height of the hotel building and drive-thru associated with the proposed bank building in accordance with the procedures outlined in the zoning regulations.

The project is located on a State highway and is in the vicinity of Wetland Resource areas. They are filing an application with the Conservation Commission and are on the April 17, 2014 agenda. Additionally, a pipeline right of way exists on the property requiring review by Mobil Pipeline Company. Initial discussions have taken place with representatives of these agencies.

Mr. Khorasani, AK Associates, Traffic, Transportation & Civil Engineering went through his findings. He stated that these analyses demonstrated that as a direct result of traffic volumes associated with the planned multi-use redevelopment, the intersection LOS would drop for the southbound approach of New Boston Road to "F". However, it is anticipated that with modifications/improvements to this intersection, the LOS could be improved to an acceptable level. Therefore, the traffic associated with the proposed redevelopment project could be accommodated by the area roadways.

Mr. Khorasani stated that the evaluation indicates that the drop in the LOS for one approach as a direct result of this redevelopment could be mitigated with one or more improvements, such as increasing the number of southbound lanes by widening New Boston Road; restricting left-turns out of New Boston Road where drivers would have to travel west and change directions; provide a U-turn or a jug handle at the intersection of Routes 20 and 131 and/ to a modern roundabout that would allow motorists to easily change directions, something the Town is pursuing as a signature gateway to the Town.

He stated that it is recommended that the widening of the southbound approach of New Boston Road be considered to accommodate the new traffic from the proposed redevelopment project.

Mr. Shevlin, Pare Corporation – Peer Review, stated that he has reviewed all the material presented and he went through his findings. He stated that the Traffic Study had too many inconsistencies and not enough of information and needs to be revised.

The Board had the following concerns and questions:

- No left turn out of New Boston Road – Mr. Doherty stated that that is a possibility and will need to be presented to MassDOT
- Two lanes of traffic at the corner of New Boston Road – Mr. Doherty stated that one for right turn and the other for left turn
- No architectural designs for the restaurant and bank – Mr. Doherty stated that when they have a final commitment for the restaurant and bank they will come back to the Board for approval
- Eliminate the second driveway – Mr. Doherty stated that is a possibility but it would mean giving up green space
- Will it be possible to have a joint meeting with DRC on the approval of the architectural design of the bank and restaurant - Ms. Bubon stated that it would be possible
- Would like to see sidewalks on New Boston Road – Mr. Doherty stated that they will look into that possibility
- The Fire Chief's concerns about the fire apparatus being supported in the back of the hotel - Mr. Doherty stated that he is working with the Fire Chief to come to a solution
- Not enough of trees in the islands – Mr. Doherty stated that on sheet L-3 gives the tree detail and there are about 130 trees proposed for planting – sheet L-2 shows the island plantings in detail
- Retaining wall/pipeline/fencing information needed
- Architectural design drawings for the 12X36 garage
- The scale of the architectural renderings concerning the two buildings

Ms. Solaroli of 15 Cove Drive stated that where the proposed hotel is labeled to go is a duck pond. Every spring baby ducks are born there. She does not want it to be destroyed.

Ms. Calvert of the Town Common asked what is the name of the hotel. Mr. Patel stated that it is a Holiday Inn Express.

Ms. Bubon stated that she recommends a continuation of this hearing. There is still a lot of information that is needed and revisions.

**Motion:** Made by Mr. Chamberland to continue the Public Hearing to April 22, 2014 @ 6:35 PM.

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

**Discussion:** None

**Vote:** 7 - 0

## **TOWN PLANNER UPDATE**

**Draper Woods** – Ms. Bubon and Mr. Morse met with Mr. Reardon and discussed the status of Draper Woods. Ms. Bubon stated that we have a Lender's Agreement in the amount of \$200,278. The last lot on the cul-de-sac will be constructed this season. Mr. Morse and MS. Bubon agreed that the gate to enter Clark Road remain open until the development is complete. Ms. Bubon stated that Mr. Reardon also wants to construct the last remaining cul-de-sac and then finalize the development. Ms. Bubon stated that she advised Mr. Reardon that we will need construction cost estimates and a New Lender's Agreement since this was not included with the initial estimates. The entire project has a completion date of October 14, 2014 and Mr. Reardon hopes to have everything complete by that time.

**CPTC** – Attended some interesting sessions on Cultural Districts and Wayfinding, Downtown Revitalization, Housing, Inclusionary Zoning and Zoning Exemptions. All presentations should be posted on the CPTC website soon, will send the link when available.

**HAMANT BROOK RESTORATION PROJECT** – MEPA Expanded Environmental Notification Form – is in the office for review

### **OLD/NEW BUSINESS**

None

### **NEXT MEETING**

April 8, 2014

On a motion made by Mr. Cunniff, seconded by Ms. Hart, and voted 7– 0, the meeting adjourned at 9:20 PM.