

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, APRIL 22, 2014**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Gibson-Quigley noted all members were present except for Mr. Blanchard.

**Present:** Russell Chamberland  
James Cunniff  
Penny Dumas, Clerk  
Heather Hart  
Sandra Gibson-Quigley, Chair  
Susan Waters

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

**Absent:** Charles Blanchard

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

**APPROVAL OF MINUTES**

**Motion:** Made by Ms. Waters to accept the amended minutes of April 8, 2014.  
**2<sup>nd</sup>:** Ms. Hart  
**Discussion:** None  
**Vote:** 6 – 0

**TOWN PLANNER UPDATE**

Conservation Office – Earth Day: Neighborhood Trash Pick-Up – The Weekend of April 26, 2014

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

**Materials presented:**

Revised Narrative – RE: Hotel Redevelopment Plan, 21 New Boston Road – Special Permit/Site Plan Approval – prepared by MidPoint Engineering & Consulting – received 4/10/2014

Revised Traffic Study – RE: Response to Pare Comments – Proposed Commercial Redevelopment project – 21 New Boston Road – prepared by AK Associates – Traffic, Transportation & Civil Engineering – received 4/10/2014

Site Plans – Hotel Redevelopment Plan – 21 New Boston Road – prepared by MidPoint Engineering & Consulting – plan date 2/27/2014 – revised 4/8/2014

Revised Comments from Pare Corporation – Re: MidPoint Engineering and AK Associates Comments – dated 4/6/2014

Ms. Gibson-Quigley stated that Mr. Doherty will give an overview of the comments in response to the meeting of March 25, 2014.

Mr. Doherty stated that they had their meeting with the Conservation Commission on April 17, 2014. The Commission wants further clarification on a potential vernal pool and has continued the meeting to May 1, 2014.

Mr. Doherty went through the all the comments individually and as he went the comments the Board commented or asked their questions. Mr. Shevlin provided input as well.

The Board had the following comments, concerns and questions:

- Is the propane tank underground – Mr. Doherty stated that the propane tank will be removed
- Definition of vernal pool – Mr. Doherty stated that a vernal pool is a depression of land that holds water for one month out of a year with species to reproduce – Mr. Doherty stated there is no sign of species in this vernal pool
- Hard to visualize without the architectural designs of the other two buildings – Mr. Doherty stated that once there are tenants are signed, details will be brought forth
- Ms. Bubon stated that once the tenants are established, the applicants will come back with architectural designs and we will have a joint meeting with Planning and DRC. The proponents are required by the bylaw to follow the architectural guidelines set forth in that bylaw.
- With the change in the parking lot, there is a loss of trees – Mr. Doherty stated that the redesign of the islands will show trees at the ends and shrubs in the middle. There was also discussion of moving one of the islands to a more southerly location
- An area for compact parking – Mr. Doherty stated that while a designated area for compact parking sounds good, it is very hard to control

- Sidewalks – very important feature – want to encourage walking in the CTD and this project is the entrance of this district – so the Board would strongly like to see sidewalks
- Sidewalks could be a mix of decorative and concrete. There was suggestion that decorative borders for the concrete sidewalks be considered.
- Retaining walls – Mr. Doherty stated that the walls are freestanding – have a faux granite, stained concrete with fencing on top
- Traffic is a major problem for the site: the second curb cut for the proposed bank's drivethru exit; and exiting off New Boston to Rout 20
- Mr. Doherty noted that the proponents are in discussion with MassDOT regarding mitigation proposals for the intersection of New Boston and Route 20
- Condition if approved that the bank always be a bank and not a fast food drive thru. Any change in the proposed use for the restaurant and/or bank will require a new site plan process
- The Board would like to make a site visit to see exactly where the curb cuts are and the extent of the clearing and the different elevations
- Mr. Patel stated that he has not shown any plans to Holiday Express until he gets final approval from the Board. He will then explain to corporate this is what can be done in Sturbridge

The Board will visit the site on May 2, 2014 at 4:30 PM.

The Board needs to see concrete mitigations that will solve the traffic issues; and that the mitigations are supported by MassDOT. The Board is very concerned with this issue.

**Motion:** Made by Ms. Dumas to continue the Public Hearing to May 13, 2013 @ 7:15 PM at Town Hall.

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

**Discussion:** None

**Vote:** 6 – 0

### **OLD/NEW BUSINESS**

Ms. Bubon stated that Cumberland Farms is open and the traffic flows with no problems.

### **NEXT MEETING**

May 13, 2014 at Town Hall

On a motion made by Ms. Waters, seconded by Ms. Hart, and voted 6 – 0, the meeting adjourned at 9:35 PM.

