

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MAY 13, 2014 @ TOWN HALL**

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 Ms. Dumas and Susan Waters

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Heather Hart
Sandra Gibson-Quigley, Chair

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

Absent: Penny Dumas
Susan Waters

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of April 22, 2014.
2nd: Mr. Cunniff
Discussion: None
Vote: 4 – 0 – 1 (Mr. Blanchard)

**ANR – ENDORSE STREET ACCEPTANCE – WHITTEMORE WOODS –
TURNER LANE**

Materials presented:

Whittemore Woods Acceptance Plan for Turner Lane – prepared by Waterman Design Associates, Inc. – plan date 11/14/2013 – job #0222.05 – drawing #0222114A

Ms. Bubon stated that this plan had been prepared by Waterman Design Association for the street acceptance for Turner Lane. The plan shows the lots within the development and the drainage parcels and must be endorsed by the Board so that it can be recorded. Ms. Bubon recommended that the Board endorse the plan.

Motion: Made by Mr. Blanchard to endorse the plan.
2nd: Ms. Hart
Discussion: None
Vote: 5 – 0

The Board signed the plan.

PRESENTATION – BRYAN FARR – THE HISTORIC US ROUTE 20 ASSOCIATION

Materials presented:

Historic US Route 20 Signage

Membership information

Mr. Farr, President/Executive Director & Founder made the presentation. He stated the mission is to promote Historic Route 20 and to work with the local town and state governments to identify and recognize the route that is America's longest highway.

Mr. Farr stated that the Historic US Route 20 Association is a nonprofit organization, based in Boston, MA, aimed to preserve the cultural heritage and importance of, and to promote the economic development of inner cities, small towns and rural communities along all 3,365 miles and former alignments of US Route 20.

The Board agreed it was a very informative presentation and liked the idea of the historic signs and suggested that the Historic Society, Historic Commission and BOS work together on sign placement.

Mr. Briere of 50 Arnold Road and president of the Historic Society stated that the Historic Society would purchase two signs and hopefully place them at the eastern and western town lines.

The Board would like the Army Corp of Engineers to look at having a sign at the boat ramp because that was part of Route 20.

Motion: Made by Mr. Blanchard to recommend to the BOS to pursue looking into placement of Historic Route 20 signage at the eastern and western town line and to encourage the Army Corp of Engineering to pursue looking into having a historic sign at the boat ramp.
2nd: Ms. Hart
Discussion: None
Vote: 5 – 0

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:

Conceptual Plan – Site Plan Exhibit – prepared by MidPoint Engineering & Consulting – C-1- plan date 1/14/2014 – progress revision #1 – date 5/8/2014

Email from Ms. Bubon – dated 5/13/2014

Ms. Gibson-Quigley stated that Mr. Doherty will give an overview of the comments in response to the determination by the Conservation Agent that a vernal pool exists on the property, and to the Conservation meeting of May 1, 2014, and of the new conceptual plan that takes those issues raised into consideration.

Ms. Bubon stated that she is very sympathetic to the unusual circumstances that have been encountered on the property as the project has progressed. She further stated that this department and the Planning Board have been very supportive of this project as evidenced by the numerous hours that have been spent in designing a new zoning district to help create the Gateway envisioned in the Master Plan after the Board was approached by Mr. Patel to rezone this entire parcel as Commercial. The bylaw that created the Village Gateway District would work not only for this property, but for additional properties as we work to expand the District. Under this bylaw, the Planning Board does not have the ability to waive the setback requirements; such dimensional standards may only be charged if the ZBA grants relief in the form of a variance.

Mr. Doherty stated that they had their meeting with the Conservation Commission on May 1, 2014. He stated that the identification of a vernal pool in an area that was thought as “isolated area subject to flooding” has drastically changed the layout of this project. He stated that the next step will be to go before the ZBA and ask for a variance for the dimensional standards. The ZBA meeting is on June 18, 2014 and the Conservation meeting is on May 15, 2014.

The Board had the following comments, concerns and questions:

- The Board liked the new plan that showed the elimination of the second curb cut
- This project is very unique - work with MassDOT to enhance the landscaping on the southern boundary to maintain the intent of the bylaw – Mr. Doherty stated that they are talking to MassDOT to have Mr. Patel maintain the landscaping
- Cove Drive setback – can the need for encroachment into the setback be eliminated by establishing compact parking elsewhere on site
- Mr. Doherty noted that the proponents are still reviewing with MassDOT mitigation proposals for the intersection of New Boston and Route 20

- Concerns with Cove Drive residents – making sure they are protected in regards to the buffering in the setback
- Newspaper articles referred to the new plan and the need for Planning Board relief before it was submitted to the Planning Board – Mr. Doherty apologized but stated that the new plan was for the Conservation Commission meeting on May 1st – Mr. Patel also apologized – both indicated that they had no intention of subverting the process
- Pipeline? – Mr. Doherty stated that it is covered with grass and a retaining wall on the lower side

Ms. Goodwin of 19 Orchard Road stated that she was a big advocate of this bylaw at Town Meeting. She has concerns about encroaching in the 50' buffer on Cove Road, walkways to the commercial area, and the need to see the architectural designs of the other buildings on the property to ensure that they meet the bylaw.

Mr. Rosenbloom of 5 Old Brook Circle stated that this a great project with curb appeal, and that we all need to pull together and make it work.

Motion: Made by Mr. Cunniff to continue the Public Hearing to June 24, 2014 at 6:35 PM.

2nd: Mr. Blanchard

Discussion: None

Vote: 5 – 0

TOWN PLANNER UPDATE

Stop & Shop will be offering Pea Pod Service. The pick-up bins will be located under the canopy and after discussion the bins will be changed to brick to match the building rather than the bright eggplant proposed. The firewood, shopping carts and Blue Rhino will be removed from the location to accommodate the installation. The Blue Rhino may be installed under the canopy in a different location pending approval by the Fire Department. There will be four designated parking spaces for pick up at this time and appropriate identification signage will be installed for that purpose.

The DLTA project will be kicking off soon. Ms. Bubon will be meeting with Eric Smith of CMRPC on May 22, 2014 to review the CT District Plans and to show him the District so that he can become familiar with the area. We requested the DLTA to work on the zoning recommendations for the CT District as noted on the plan. Ms. Bubon will keep the Board up to date on the progress.

CMRPC Annual Meeting will be held on Thursday, June 12, 2014 at The Grille at Westborough Country Club – 121 Main Street, Westborough. The keynote speaker will be Richard A. Davey, MassDOT Secretary and CEO. Let the office know if you plan to attend.

OLD/NEW BUSINESS

Mr. Chamberland stated that MassDOT put a wind turbine on the Mass Pike at the Brimfield area that is 12' tall and the turbines are enclosed.

NEXT MEETING

May 27, 2014 at Center Office Building

On a motion made by Mr. Cunniff, seconded by Ms. Hart, and voted 5 – 0, the meeting adjourned at 8:10PM.