

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 10, 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.

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Ms. Dumas, Clerk
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters

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 May 13, 2014.
2nd: Mr. Chamberland
Discussion: None
Vote: 5 – 0 – 2 (Ms. Dumas & Ms. Waters)

Motion: Made by Mr. Cunniff to accept the minutes of May 27, 2014.
2nd: Ms. Hart
Discussion: None
Vote: 5 – 0 – 2 (Mr. Blanchard & Ms. Gibson-Quigley)

TOWN PLANNER UPDATE

Pilot Travel – Quarterly report

A Stop Work Order has been issued to the owner of the property at 195 Charlton Road. After the last meeting Ms. Bubon notified the Building Inspector of the potential of the creation of storage units on the site. The Building Inspector investigated and determined that was what was occurring and that it is not a permitted use in that Zoning District.

PUBLIC HEARING – RESURRECTION REAL ESTATE, LLC (PUBLIC HOUSE) IS REQUESTING SITE PLAN APPROVAL FOR AN ADDITION TO THE EXISTING CHAMBERLAIN HOUSE, AT THE REAR OF THE BUILDING, WHICH WILL INCREASE THE NUMBER OF ROOMS. THE PROPERTY IS LOCATED AT 275 MAIN STREET.

Materials presented:

Site Plan Approval Application – Resurrection Real Estate, LLC – received 5/8/2014

Proposed Renovations and Additions to Chamberlain House – 275 Main Street – prepared by Siemasko + Verbridge – 126 Dodge Street, Beverly MA – plan date 4/23/2014

Proposed Site Plan of the Chamberlain House for Resurrection Real Estate LLC – prepared by Jalbert Engineering – plan date – 5/8/2014 – DWG #14010

Ms. Gibson-Quigley read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Lt. Marinelli, Fire Inspector
- Mr. Colburn, Conservation Agent
- Mr. Burlingame, Building Inspector
- Ms. Bubon, Town Planner
- Mr. Ford, Police Chief
- Ms. Rusiecki, BOH Agent
- Mr. Morse, DPW Director

Present for the Public House were the following:

- Mr. Glick, General Manager Public House
- Mr. Harrington, Owner Public House
- Mr. Jalbert, Jalbert Engineering
- Mr. Shulman, Siemasko + Verbridge
- Mr. Siemasko, Siemasko + Verbridge

Mr. Glick, General Manager of the Public House, stated that the proposed project is an addition to the existing Chamberlain House, at the rear of the building, which will increase the number of rooms available and add needed accessible facilities. The existing hospitality use can be expanded without detriment to the neighborhood.

Mr. Glick stated that the Public House held an information meeting for abutters about the project and only a small number were present. The abutters that were present were in favor of the project.

Mr. Siemasko of Siemasko + Verbridge stated that this project is to create an addition to the rear of the existing Chamberlain House, which will create fourteen additional rooms, add an accessible entrance and needed accessible facilities, create a public space between the

Chamberlain House and the main Publick House building, and restore the existing Chamberlain House building.

Mr. Siemasko stated that the primary driver of travelers staying at the Publick House is the historic charm of the facility, but the main building only has twenty-three rooms available. The addition will in effect, relocate a portion of the room offering of the Publick House from the motor lodge to the main portion of the campus. The use of the building will remain the same, commercial hospitality, but the ability to offer accommodations will be increased.

The addition will continue to be served by the existing parking area at the rear of the property, which can accommodate approximately 210 cars. The expectation is that the addition will not lead to an increase in water consumption or sewer discharge on a yearly basis, as the rooms will be by travelers who would otherwise have been accommodated by the motor lodge.

The design of the addition has been undertaken in accordance with the Design Review Guidelines of the Town, in order to minimize the impact to the historic character of the district and the Town in general. Elements of the design that work to achieve this goal include locating the addition to the rear of the building, duplicating existing historic details, and breaking the mass of the addition up into smaller, compatibly-scaled sections, separated by lower-scale, set back connector pieces. The floor heights and roof pitch of the existing Chamberlain House are matched by new proposed construction.

The public area between the buildings will consist of a brick patio surrounded by low stone walls, similar to the patio that exists adjacent to the Bake Shoppe at the rear of the Publick House. This patio will be accessed via brick walkways that match the existing, and the low stone retaining wall that exists between the buildings will be repaired and reused.

Mr. Jalbert of Jalbert Engineering stated that the addition will increase the gross floor area from 3,072 sq.ft. to 12,139 sq.ft. and the net floor area from 2,673 sq.ft. to 10, 560 sq.ft. The footprint of the building on the lot will increase from 1,552 sq. ft. to 5,208 sq.ft. The total lot coverage of the proposed addition will only be .15%. Existing utility connections serving the Chamberlain House will continue to be used for the renovated Chamberlain House and proposed addition, including water lines, sewer lines, electric lines and drainage structures. It is anticipated that the Chamberlain House will need to add a sprinkler system to the building.

The Board had the following concerns and questions:

- Why one of the sections show a metal roof and not shingled – Mr. Siemasko stated that section of roof will be natural copper and over time will change in color – Ms. Bubon stated that DRC approved all the architectural designs
- Why no shutters on one side of the addition – Mr Siemasko stated that your eye will focus on the shutters and not the flow of the building
- Water and sewer demands and hydrant pressure test should not be waived – Ms. Bubon stated that those will not be waived and are part of the conditions if approved

- Possibility of cutting up the street and brick sidewalk – Ms. Bubon stated that the applicant will be responsible for repair to the brick sidewalk if necessary and will have to check with MassDOT if there is any construction Route 131
- The Board was very pleased with the plans and stated that these plans should be a model to future development
- Increase in rooms change in license – Ms. Bubon stated that change in license is with the BOH
- Excellent presentation
- Changes in the plan concerning landscaping – Ms. Bubon stated that minor modifications can be shown on the as-builts but anything major would have to come back to the Planning Board

Ms. Bubon stated that the applicant fully understood the bylaw and it was a pleasure to work with all involved.

Motion: Made by Mr. Chamberland to close the Public Hearing.
2nd: Mr. Blanchard
Discussion: None
Vote: 7 – 0

Motion: Made by Mr. Chamberland to waive the following items on the grounds that the applicant is not changing the existing conditions as they relate to those areas:

- ITE trip generation calculations
- Traffic Impacts
- Drainage Calculations
- Water and Aquifer Studies

2nd: Mr. Blanchard
Discussion: None
Vote: 7 – 0

Motion: Made by Ms. Waters to approve Site Plan Approval to Resurrection Real Estate, LLC (Publick House) for an addition to the existing Chamberlain House at the rear of the building which will increase the number of rooms for the property located at 275 Main Street with the following 15 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.
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 as follows: New Year's Day, Martin Luther King Day, Presidents Day, Patriots Day, Memorial Day,

Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving and Christmas.

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. Maintenance is required for all plantings as proposed. The plantings shall be reviewed annually by the owner/applicant and any plant materials requiring replacement shall occur.
9. All excavation and trenching for new utilities will be in accordance with the state trenching regulation 520 CMR 14.00 Excavation and Trench Safety. The Site shall be secured using as necessary during construction.
10. Appropriate erosion controls must be in place prior to the start of construction; special attention shall be paid to areas downslope of the work area.
11. An anti-tracking construction entrance is required to prevent the tracking of soils onto Main Street so that no soils enter the storm drains.
12. A detailed analysis of water and sewer demands as well as detailed plans and specifications for the proposed water and sewer connections and lines and related work shall be submitted to the DPW Director and Town Planner for review and approval prior to the start of construction.
13. An analysis shall be undertaken of the existing grease trap and appropriate mitigation measures shall be developed and provided to the DPW Director for review and approval. Once approved, any proposed work shall be completed prior to occupancy of the new addition; no new flow will be allowed into the pump station or wet well until all work has been accomplished. Copies of all such information shall be provided to the Planning Department and Board of Health for incorporation into the project file.
14. Two copies of an as-built plan shall be provided to the Planning Department after completion of construction.
15. A pre-construction site visit will be conducted by the Tree Warden, Town Planner and applicant's representative to review final walkway and planting locations prior to the start of construction.

2nd: Ms. Dumas

Discussion: None

Vote: 7 - 0

TOWN PLANNER UPDATE

Mass Association of Planning Directors 2014 Annual Conference – Case Law Update

Kopelman & Paige Update on timeline applications

Mr. Walsh – has a farm stand in Charlton – would like to open one in the parking lot at Empire Village – open July and August thru Labor Day – hours 10:00 AM to 6:00 PM

except Friday and Saturdays close at 5:00 PM because of parking at the restaurant – Ms. Bubon stated because of parking it will have to be watched

OLD/NEW BUSINESS

Mr. Cunniff brought up the question about raising animals for research – Ms. Bubon stated that proved to be agricultural in another town – need to be researched

NEXT MEETING

June 24, 2014 at Center Office Building

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