

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JULY 15, 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 Cuniff
Penny Dumas, Clerk
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters

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

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

APPROVAL OF MINUTES

Motion: Made by Ms. Waters to accept the minutes of June 24, 2014.
2nd: Mr. Blanchard
Discussion: None
Vote: 7 – 0

ANR – MARK E. & ZANDRA CLOUTIER – 50 WALLACE ROAD

Materials presented:

Form A – Application for Endorsement of Approval Not Required Plan – Mark E. & Zandra Cloutier – received 7/8/2014

ANR Plan of Land – Edward J. Cloutier/Nancy G. Cloutier – owners – Mark E./Zandra Cloutier – owners – prepared by Para Land Surveying, Inc. – plan date 6/18/2014

Mr. Para of Para Land Surveying, Inc. spoke on behalf of the applicant. Mr. Para stated that the plan shows the division of Parcel A from land of Edward and Nancy Cloutier and the plan notes that this land is to be conveyed to Mark and Zandra Cloutier to be combined with 50 Wallace Road into a single lot.

Ms. Bubon recommended that the Board endorse the plan.

Motion: Made by Mr. Chamberland to endorse the plan for Mark E. & Zandra Cloutier of 20 Wallace Road.

2nd: Mr. Blanchard

Discussion: None

Vote: 7 – 0

Ms. Dumas signed the plan.

CONTINUATION OF THE PUBLIC HEARING – OM SHRI AMBIKA, LLC (JAY PATEL) IS REQUESTING SITE PLAN/SPECIAL PERMIT APPROVAL. THE PROPOSED 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 Site Plans – Hotel Redevelopment Plan – 21 New Boston Road – prepared by MidPoint Engineering – plan date 2/27/2014 – revision #2 – dated 6/13/2014 – received 7/1/2014

Revised Traffic Impact Study for Proposed Revised Multi Use Commercial Redevelopment located at 21 New Boston Road – prepared by AK Associates, Traffic, Transportation & Civil Engineering – dated 5/2014 – received 7/1/2014

Letter from Mr. Doherty, MidPoint Engineering + Consulting, LLC – requesting a continuation of the Public Hearing for Om Shri Ambika, LLC to September 9, 2014

Ms. Gibson-Quigley stated that the ZBA denied the applicant's request for a Variance. MidPoint Engineering on behalf of the applicant, Om Shri Ambika, LLC has submitted a letter requesting a continuation without testimony of the Public Hearing to September 9, 2014.

Ms. Gibson-Quigley stated that this will give the applicant and his engineering some time to evaluate their design modifications.

Mr. Cunniff asked if time would be a problem.

Ms. Bubon stated no, the public hearing was opened in a timely manner, and that it's the applicant that is requesting the continuation.

Motion: Made by Mr. Cunniff to continue the Public Hearing for Om Shri Amibika, LLC for the property located 21 New Boston Road to September 9, 2014 @ 6:35 PM.

2nd: Ms. Hart

Discussion: None

Vote: 7 – 0

TOWN PLANNER UPDATE

CMRPC – New Date – July 30 – Help Shape Future Growth & Preservation in Central MA

Ms. Bubon stated that she met with Mr. Rousseau – 49 Main Street – about their landscaping plan. Ms. Bubon stated that the tree that was taken down was damaged during construction and National Grid requested that it be taken down.

Ms. Bubon stated that Mr. T. Chamberland, Tree Warden did visit the site and stated that according to the plan all was done. He did state that some of the plantings were dying.

Mr. Rousseau was not happy with the landscaping that was done and has now hired Montigney Landscaping to evaluate the plan and come up with a better plan.

OLD/NEW BUSINESS

Dumpster at Hobbs Brook (movie theater) – Ms. Bubon stated that Mr. Burlingame contacted the owner of Hobbs Brook to have the dumpsters removed

Town solar project – Ms. Bubon stated that because of erosion control issues, it went back to Conservation Commission and the modifications were approved

Trees in the back of Cumberland Farms seem to be dying – Ms. Bubon stated she will contact Cumberland Farms

Thai Restaurant – 505 Main Street – what is happening – Ms. Bubon stated that the renovations were going to be very expensive – the owners are looking at options

NEXT MEETING

August 12, 2014 at Center Office Building

On a motion made by Mr. Cunniff, seconded by Mr. Blanchard, and voted 7 – 0, the meeting adjourned at 6:50 PM.