

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, DECEMBER 2, 2014**

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

Ms. Gibson-Quigley noted the members were present.

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

**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 Mr. Blanchard to accept the amended minutes of November 18, 2014.

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

**Discussion:** None

**Vote:** 6 – 0 – 1 (Mr. Chamberland)

**TOWN PLANNER UPDATE**

CMRPC Traffic Count Report – FYI

Special Town Meeting – January 26, 2015

Pilot Travel – Quarterly Report – Sovereign Consulting, Inc. – dated 12/1/2014 - Illegal U-Turns are being performed by tractor trailer trucks on Haynes Street in front of the Gasoline Station. These issues could be resolved by placement of traffic control signs.

Ms. Bubon stated that she and Mr. T. Chamberland went out to the site and found it a mess. The trucks are running over the landscaping and destroying it. Ms. Bubon stated that a solution must be found to fix these major problems.

**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:**

Site Plans – Hotel Redevelopment Plan – 21 New Boston Road – prepared by MidPoint Engineering Consulting – revision #4 – dated 11/14/2014 – received 11/19/2014

**Also Present:** Mr. Doherty, MidPoint Engineering + Consulting  
Mr. Patel, Property Owner

Mr. Doherty stated that they submitted revised plans because of the vernal pool being found. Mr. Doherty stated that he received Mr. Shevlin's (Pare Corp.) report and will incorporate his suggestions in the final plans.

Mr. Shevlin's report noted various options for traffic mitigation. Mr. Doherty stated that they have met with MassDOT and are working on mitigation and the final decision on traffic will be made by MassDOT.

The following are the Site Plan suggestions from Pare Corporation:

- Provide a crosswalk across parking lot from proposed restaurant to the bank – Mr. Doherty stated that the sidewalk can be extended
- Please provide a plan for snow removal – Mr. Doherty stated that snow can be plowed to the south perimeter and the interior islands of the parking lot – plus in extreme cases the snow will be removed
- Applicant should define loading areas – Mr. Doherty stated that most deliveries are light so the front entrances of the bank and hotel will be used – the restaurant will have a service area on the north side of the building and most deliveries will be off hours

The Board had the following concerns and questions:

- Sidewalk on Route 20 and New Boston Road being proposed – Mr. Doherty stated that the sidewalk on Route 20 not likely because the road and lake are too close and the State considers it unsafe – Sidewalks along the perimeter of the property will be installed at a later date
- The difference in elevation of the pipeline - how will it be denoted – Mr. Doherty stated that there are three retaining walls on the project; one on the west side of the bank parking lot, one along the pipeline row and one between the main driveway and the restaurant. They are proposing a concrete block gravity wall system. The wall along the pipeline row will have a decorated fence on top and will extend above grade to form a vehicle barrier.
- Why only one tree in the island of the bank parking lot – Mr. Doherty stated because of the size and there will be a decorative light pole

- The view from the New Boston Road – the arborvitaes should stay until the restaurant landscaping is established by site plan – Mr. Doherty stated the arborvitaes will stay
- Have the arboritae on the New Boston Road side be conditioned to remain until the restaurant plans are established
- Construction will be phased and the bank and restaurant are to be loamed and seeded until construction for those phases commences – Ms. Bubon stated that this will be conditioned in the approval
- Will there be a joint meeting with this Board and DRC on the exterior architectural design of the bank and restaurant - this is an important aspect of the Village Gateway District bylaw – Ms. Bubon stated yes
- Still waiting for final comments from Ms. Shadley, Landscape Architect
- Will there be directional signs for the flow of traffic – Mr. Doherty stated the directional signs will be shown on the final plans
- Will the walkways be lighted – Mr. Doherty stated that the parking lot lighting will be sufficient
- What are the structures behind the hotel – Mr. Doherty stated a dumpster and storage unit
- Mr. Doherty stated he will submit material – architectural asphalt shingles for the hotel

Ms. Gibson-Quigley stated that since the Board is still waiting for comments from Ms. Shadley, the Board should continue the Public Hearing.

**Motion:** Made by Mr. Cunniff to continue the Public Hearing for Om Shri Ambika, LLC requesting Site Plan/Special Permit Approval for the property located at 21 New Boston Road to December 16, 2014 @ 7:15 PM.

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

**Discussion:** None

**Vote:** 7 - 0

**PUBLIC HEARING – BORREGO SOLAR SYSTEMS, INC. IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A TOTAL OF TWO (2) 1.0 MW SOLAR ARRAY ON A COMBINED PARCEL OF 48 ACRES OF LAND. THE PROPERTY IS LOCATED AT 17 KELLY ROAD/90 RIVER ROAD.**

**Materials presented:**

Application for Site Plan Approval – Borrego Solar Systems, Inc. – received 10/27/2014

Proposed Solar Array – 17 Kelly Road & 90 River Road – prepared by Bertin Engineering – plan date 10/10/2014 – project # 14-732 – received 10/27/2014

Ms. Waters read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Mr. Burlingame, Building Commissioner
- Mr. Ford, Police Chief
- Lt. Marinelli, Fire Inspector

**Also Present:** Mr. Loin, Bertin Engineering  
Mr. Albrecht, Borrego Solar  
Mr. Murphy, Borrego Solar

Mr. Loin spoke on behalf of the applicant. Mr. Loin stated that the site is located within the Special Use District. The site consists of a combined 47.55 acre of undeveloped land. The solar arrays will utilize 17.88 acres, of this area 10.16 acres will be seeded with solar grass mix. The percentage of the combined lot undisturbed is 62.75%. Currently there are overgrown fields and wooded areas on the site with some wetlands. A Notice of Intent has already been filed with Conservation Commission. Upon approval of this site, both parcels will go through the Sturbridge Planning Board ANR process for lot line revisions. Access to the proposed site will be via Kelly Road. A proposed gravel access drive with an 18ft. wide double gate will be constructed for site access. Abutting properties surrounding the site include the Sturbridge Cooperative Retirement Facility to the east, Kelly Road and vacant land to the south, Haynes Street to the west, and wooded area to the north.

Mr. Loin stated that the proposed use of the site is to install (2) 1.0 MW ground mounted solar arrays. 17 Kelly Road has a proposed solar coverage of 17.37%, while 90 River Road will be 8.50%. Both sites are below the maximum 20% in accordance to the Town Bylaws.

A continuous gravel access road for emergency and maintenance vehicles along with emergency lighting and procedure signage will be installed through the sites. A Knox Box will be installed at the gate. The entire site will be enclosed with an 8' high black vinyl coated fence with gated access.

The Board had the following concerns and questions:

- Were individuals notified about the Public Hearing in the retirement park – Mr. Loin stated that according to the law the property owners need to be notified – in this case the property owner is Sturbridge Cooperative Retirement and one was mailed to the property owner
- Does the project have Conservation approval – Mr. Loin stated that the project is on the Conservation agenda for December 4, 2014
- Plans for decommissioning – Mr. Loin stated yes after 20 – 25 years
- How will the southeast corner be buffered – Mr. Loin stated that area now is well wooded
- Will the fence be raised at the bottom for wildlife – Mr. Loin stated that in other Towns, it has been done, it can be done with this project
- Is Kelly Road an abandoned road – Mr. Loin stated that the applicant has a letter dated September 17, 1993 from Ms. Whalen, Town Administrator, that section of roadway which begins at the stop sign where Kelly Road enters the mobile home park from the west extending 300' easterly to the entrance/ exit

of the park onto River Road is discontinued. Therefore, this section of roadway is private. – Mr. Galonek stated that the Town does plow and maintain it

- How high are the panels – Mr. Loin stated they are 10' 12' high
- How long has Borrego been in business – Mr. Murphy stated in business for about 30 years
- This solar project is in Special Use District and it is allowed in this district

Ms. Pratt of Apple Hill Road stated she opposes the project - no benefit to the Town – against cutting down trees – only a few people will gain from this project

Mr. Zeh of Old Farm Road stated that the Sturbridge Coop has had problems with the septic system – need to be careful – against cutting down trees

Ms. Gimas of 38 Farquhar Road stated that Pine Avenue, adjacent to the site property, is located on poor land that causes sink holes.

**Motion:** Made by Mr. Blanchard to continue the Public Hearing to January 13, 2015

@ 7:05 PM.

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

**Discussion:** None

**Vote:** 7 – 0

Mr. Chamberland recused himself at 8:45 PM from the meeting

## **MODIFICATIONS TO CHAPTER 29 – SOLAR BYLAW**

Ms. Bubon stated when she discussed the proposed changes with Town Counsel, Attorney Eichman suggested that the Board review the definitions for this section of the bylaw.

Ms. Pratt stated that she never received any notification about modifications to the Solar Bylaw.

Ms. Bubon stated that the modifications were only minor edits – no change to the concept the bylaw.

Ms. Bubon also stated that she emailed the changes to Ms.Meunier and never heard back from her.

Ms. Gibson-Quigley stated that the MPIC is holding a meeting on December 8, 2014 at 6:30 PM, at the Town Hall. The meeting is to update all the Boards and see where all are with implementation.

## **OLD/NEW BUSINESS**

Ms. Bubon stated that Blue Wave will be asking for an extension at the December 16, 2014 meeting

**NEXT MEETING**

December 16, 2014 – Center Office Building

On a motion made by Ms. Waters, and seconded by Mr. Cunniff, and voted 6 – 0, the meeting adjourned at 8:50 PM.