

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JUNE 9, 2015**

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. Cunniff to approve the draft minutes of May 12, 2015.  
**2<sup>nd</sup>:** Ms. Hart  
**Discussion:** None  
**Vote:** 4 – 0 – 3 (Mr. Blanchard, Ms. Dumas & Ms. Waters)

**ANR – The Land for Public Trust – 277 NEW BOSTON ROAD/7 ALLEN ROAD**

**Materials presented:**

Form A - Application for Endorsement of a Plan Believed Not to Require Approval – The Trust for Public Land – 277 New Boston Road/7 Allen Road – received 5/22/2015

Cover letter – Waterman Design – Re: ANR – “277 New Boston Road & 7 Allen Road” – Sturbridge MA WDA JN 0598.06 – dated 5/22/2015

Plan of Land located at 277 New Boston Road & 7 Allen Road – The Trust for Public Land – prepared by Waterman Design Associates, Inc. – plan date 5/22/2015 – job #0598.06 – file #0598150 – drawing #059815A

Mr. Belec of Waterman Design, stated that the plan shows the division of the property into three parcels, Lot 1, Lot 2 and Lot 3. Lot 2 is the portion that would be dedicated to active recreation, Lot 1 is the conservation portion and Lot 3 is the conservation portion of land located in the Town of Brookfield.

Ms. Bubon stated that she recommends that the Board endorse the plan since it meets all the requirements.

**Motion:** Made by Ms. Waters to endorse the Plan of Land located at 277 New Boston Road/7 Allen Road  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 7 – 0

Ms. Waters, the Clerk signed the plan.

### **ANR – KEN M. COURNOYER, TRUSTEE – 34 SOUTH ROAD**

#### **Materials presented:**

Form A - Application for Endorsement of a Plan Believed Not to Require Approval – Ken M. Cournoyer, Trustee – 34 South Road – received 6/1/2015

Plan of Land 34 South Road – Ken M. Cournoyer, Trustee of 34 South Road Realty Trust – prepared by BC Engineering & Surveying, Inc. Civil Engineering – Land Surveying

Mr. Balcewicz of BC Engineering & Surveying Inc., spoke on behalf of the applicant Mr. Balcewicz stated that the plan shows the division of the property into Lot 1 and Lot 2. Both lots meet the requirements.

Ms. Bubon stated that she recommends that the Board endorse the plan since it meets all the requirements.

**Motion:** Made by Mr. Chamberland to endorse the Plan of Land 34 South Road owned by Ken M. Cournoyer, Trustee of 34 South Realty Trust.  
**2<sup>nd</sup>:** Ms. Waters  
**Discussion:** None  
**Vote:** 7 – 0

Ms. Waters, the Clerk signed the plan.

### **DR. RESTREPO - 419 MAIN STREET – REQUESTING MODIFICATION OF APPROVED LANDSCAPE PLAN.**

#### **Materials presented:**

Letter from Dr. Restrepo – dated June 2, 2015 – requesting modification of the approved landscape plan

Dr. Restrepo stated that she would prefer not to add the Plane tree shown on the plan and agreed to with the Planning Board, as it now appears it would impair the visibility of the new tenant (Metamorphosis). Dr. Restrepo also, stated that she does plan to add additional

perennials this year. Dr. Restrepo stated that in the future they may be able to add an additional tree to compensate for this one.

Ms. Bubon stated that she does understand the concerns of Dr. Restrepo and thought that the site is shaping up nicely. Dr. Restrepo has purchased rose bushes to be planted by the wall.

Ms. Bubon stated the buffer area belonged to the owner thought the maple that is dead belonged to the Town but when she asked Mr. Morse about it, he stated that it belonged to Dr. Restrepo.

Ms. Bubon stated that she and Dr. Restrepo have talked to Mr. T. Chamberland (Tree Warden) and he stated that the two maples in that area are dead and is willing to work with Dr. Restrepo to replace the two maple trees and help with figuring out perennials that will last and be salt resistant.

The Board had the following concerns and questions:

- Worked very hard in this district (CTD) to have trees – trees make it more pedestrian friendly – cool the pavement – make the corridor more eye catching – Ms. Bubon stated that Dr. Restrepo never said no to trees – just wants to relocate and wait
- How tall are the rose bushes – Dr. Restrepo stated that they are small – will cover the wall
- Better signage – Dr. Restrepo stated that she is not in favor of having large signs on the building – it takes away from the building
- Mr. T. Chamberland will place Dr. Restrepo on the list for two Town trees for spring planting
- Will one tree be planted now – Dr. Restrepo stated that she will do her best to plant one now

**Motion:** Made by Mr. Blanchard to modify the approved landscape plan for 419 Main Street, as requested by the applicant with the following conditions:

1. The original tree planting location shall be planted with rose bushes as discussed.
2. A site visit will be scheduled to determine the best alternative planting location for a Plane Tree.
3. The applicant shall work with the Tree warden on the replacement of the two dead (declining) Maples.

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

**Discussion:** None

**Vote:** 7 - 0

**TEDDY G'S RESTAURANT IS REQUESTING A WAIVER OF SITE PLAN APPROVAL FOR CONSTRUCTION OF AN EXTERIOR PATIO ADJACENT**

**TO THE EXISTING BUILDING AND RESTAURANT. THE PROPERTY IS LOCATED AT 179 MAIN STREET.**

**Materials presented:**

Application for Waiver of Site Plan Approval – Teddy G’s Restaurant– received 6/1/2015

Landscape Plan – 179 Main Street – prepared by Bertin Engineering – plan date 3/2/2012 – project #12-627 – DWG #L – 1 – revision #4 – dated 6/5/2015

Ms. Gibson-Quigley acknowledged the following department memos:

- Mr. Colburn, Conservation Agent
- Lt. Marinelli, Fire Inspector
- Ms. Bubon, Town Planner
- Mr. Ford, Police Chief
- Mr. Burlingame, Building Commissioner

Ms. Bubon stated that this plan was submitted by Bertin Engineering on behalf of Teddy G’s Pub & Grille to add 24 seats in an outdoor patio area that would be developed where there is currently a landscaping area on the side of the building at 179 Main Street.

When Ms. Bubon met with the applicant and property owner on April 7<sup>th</sup> to discuss this proposal Ms. Bubon had asked for a new parking calculation sheet and a revised landscaping plan showing where the landscaping currently located in this landscape island would be installed, and to show which plantings had died with a plan for replacing those plantings. The requested parking calculations have been submitted for the uses on site and the addition of 24 seats (see document dated June 4, 2015 from Bertin Engineering).

A revised landscaping plan was submitted on June 5, 2015 along with a letter from Bertin Engineering dated June 5<sup>th</sup> and those items are now in your packet. This latest plan is dated March 2, 2012 and is revised through June 5, 2015. You will also need to refer to the original plan submitted dated March 2, 2012 revised through May 27, 2015. You will note that the original plan shows the addition of a cherry tree in front of the entry way with low plantings around that. The newest plan shows many plants marked with an X; these are plants that have not survived. The owners have indicated that all the missing and dead plants will be replaced. Initially, the owners indicated that they did not want to replant the front strip closest to the sidewalk. Ms. Bubon did indicate that she did not think this was an acceptable alternative and that some type of salt tolerant plant should be investigated for use in this area. The revised plan also shows that that the street tree that was removed will be replaced with a Red Maple and an additional Red Maple will be added to the frontage as shown on the plan.

Mr. Matte, partner of the property, stated that Teddy G’s Pub and Grille would like to add 24 seats on an outdoor patio that would be developed where there is currently a landscaping area on the side of the building at 179 Main Street.

Mr. Matte stated that they are replacing the junipers with sargent junipers, they grow low to the ground and are very salt resistant.

The Board had the following concerns and questions:

- Will all the dead plantings be replaced – Mr. Matte stated yes
- Add a tree for shade to the outside seating area – Mr. Matte stated we can see if one will fit
- Add trees in the front – Ms. Bubon stated that MassDOT declined having trees there – it is their property

Ms. Bubon stated that Site Plan Approval can be waived in this instance because the proposed use will not substantially affect existing drainage, vehicular and pedestrian circulation patterns or any of the standards or criteria provided for in Chapter 25 – Site Plan Approval. She is therefore recommending that the Board waive site plan approval as requested by the applicant with the following conditions:

1. All other state and local permits must be obtained prior to construction of and use of outdoor seating area.
2. All replacement plantings shall be installed no later than September 1, 2015.
3. If a modification in fence type or any other changes to this plan is required by the ABCC, the applicant shall provide those revisions to the Board and approval.
4. An earnest effort be made to plant a shade tree by the outdoor seating area.

**Motion:** Made by Ms. Waters to grant Waiver of Site Plan Approval to the Teddy G's Restaurant as requested and allow 24 seats be added to the proposed outdoor seating as shown on the plans submitted by the applicant because the proposed use will not substantially affect existing drainage, vehicular and pedestrian circulation patterns or any standards or criteria provided for in Chapter 25 – Site Plan Approval with the following conditions:

1. All other state and local permits must be obtained prior to construction of and use of outdoor seating area.
2. All replacement plantings shall be installed no later than September 1, 2015.
3. If a modification in fence type or any other changes to this plan is required by the ABCC, the applicant shall provide those revisions to the Board and approval.
4. An earnest effort be made to plant a shade tree by the outside seating area.

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

**Discussion:** What about fencing around the outside seating area – Ms. Bubon stated that the patio will have a raised curbed and a black powder coated fence – will be safe and secure – ABCC and the BOS properly delineate the area

**Vote:** 7 – 0

## **DAVID MAXSON – ISOTROPE, LLC – UPDATE ON TELECOMMUNICATION BYLAW**

### **Materials presented:**

Draft revision of the Sturbridge Wireless Bylaw – dated 6/2/2015

Mr. Maxson and the Board reviewed the draft comments. Mr. Maxson clarified his edits and responded to questions and concerns from the Board, and noted suggested edits. The Board agreed that the bylaw should provide flexibility through the Planning Board's Site Plan process, and reduce the need for variances, which has less flexibility.

Mr. Maxson will revise the bylaw with the edits from the Board.

**RANDY BERCUME – LAUREL WOODS – REQUEST RELEASE OF FUNDS FROM LENDER'S AGREEMENT FOR WORK COMPLETED**

Rescheduled for the June 23, 2015 meeting

**TIM REARDON – DRAPER WOODS – REQUEST RELEASE OF FUNDS FROM LENDER'S AGREEMENT FOR WORK COMPLETED**

**Materials presented:**

Application for Release of Funds – Draper Woods Lender's Agreement- Application #2 – dated 5/8/20145

Form P – Inspection Form

Ms. Bubon stated that Mr. Reardon has requested release of the amount of \$38,000.00 from the Lender's Agreement to pay for work completed. The work completed includes sub grade preparation \$30,000.00 and blasting large above grade rock \$8,000.00. These items have been inspected and certified Mr. Morse.

Ms. Bubon stated that she recommends that the Board to vote to authorize the release of the amount of \$38,000.00 from the Lender's Agreement and authorize the Town Planner to sign the release form and to submit that to Hometown Bank.

**Motion:** Made by Mr. Chamberland to authorize the release of the amount of \$38,000.00 from the Lender's Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Bank.

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

**Discussion:** None

**Vote:** 7 - 0

**TOWN PLANNER UPDATE**

Mill Development Technical Assistance – Received

Wayfinding – Ms. Bubon stated that she has funding from STA to hire a consultant for this project. She will be providing a contract to the BOS for signature at the June 15<sup>th</sup> meeting. She has discussed this project with the Consultant (Favermann Design) and he has recommended that a working group be put together for the purpose of working on this task.

Ms. Bubon would like to ask for either a volunteer from the Board to help with this task, or if there is interest from more than one person, perhaps nominations. We will be starting this project in June and end date will be November.

Ms. Hart volunteered to be on the committee and Mr. Cunniff will be back-up if needed.

Notice from MassDOT - FYI – regarding Brimfield/Sturbridge Route 20

Pilot Travel Quarterly Report

Municipal Development Forum to be held July 1, 2015 at the Southbridge Hotel & Conference Center

Request for Extension of TIF for Om Shri Ambika submitted to the BOS for approval at the June 15, 2015 meeting. This will go to the EACC on June 23, 2015

Prospective purchaser for the 453 Main Street site - The property is proposed to be an Asian restaurant. Request for liquor license is before the BOS on June 15, 2015. The applicant is targeting the July 14, 2015 meeting for modification of site plan. There will also be a hearing with the Architectural Access Board on June 29<sup>th</sup> for a Variance to allow the use of the upstairs without an elevator.

Preconstruction meeting will take place on June 11<sup>th</sup> at 9:00 AM at 21 New Boston Road. Continue to wait for MassDOT approval, but in the meantime erosion controls will be installed to begin site preparation (cleaning & grubbing). However, as a condition of the Site Plan Approval, construction of the hotel cannot begin until we receive the written approval for landscaping within the right of way and the highway access permit with construction schedule and approved plan.

### **OLD/NEW BUSINESS**

Construction started on the parking lot across from the Blackington Building.

### **NEXT MEETING**

June 23, 2015 – Center Office Building

On a motion made by Ms. Waters, and seconded by Ms. Hart, and voted 7– 0, the meeting adjourned at 10:00 PM