

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 18, 2015**

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

Ms. Gibson-Quigley noted the members present.

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

Also Present: Jean 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. Chamberland to approve the corrected draft minutes of July 14, 2015.
2nd: Ms. Dumas
Discussion: None
Vote: 6 – 0 – 1 (Mr. Cunniff)

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

Materials presented:

Application #6 from Randy Bercume requesting Release of Funds – dated 8/13/2015

Form P – Inspection Form – Laurel Woods Subdivision – dated 8/17/2015

Ms. Bubon stated that the applicant has requested release of the amount of \$68,372.00 from the Lender’s Agreement to pay for work completed. Mr. Morse recommends a release in the amount of \$46,500.00 for curb installation, landscaping the center island, sidewalks, drainage and gravel. Mr. Morse recommends the hold back of \$21,872.00 for remaining work to be done under these categories. Ms. Bubon will sign the release pending approval by the Board.

Motion: Made by Ms. Waters to authorize the release of the amount of \$46,500.00 from the Lender's Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Bank.

2nd: Mr. Blanchard

Discussion: None

Vote: 7- 0

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

Materials presented:

Application #4 from Tim Reardon requesting Release of Funds – dated 7/17/2015

Form P – Inspection Form – Draper Woods Subdivision – dated 8/17/2015

Ms. Bubon stated that the applicant has requested a Release of Funds for sewer and water installation and drainage for work done at Draper Woods. Mr. Morse inspected the work and recommends a release in the amount of \$74,000.00 for this work. Ms. Bubon will sign the release pending approval by the Board.

Motion: Made by Mr. Blanchard to authorize the release of the amount of \$74,000.00 from the Lender's Agreement as requested and authorize the Town Planner to sign the release form and to submit that to Hometown Bank.

2nd: Ms. Waters

Discussion: None

Vote: 7- 0

PUBLIC HEARING – 453 MAIN STREET, LLC IS REQUESTING A MODIFICATION TO SITE PLAN APPROVAL. THE APPLICANT IS PROPOSING TO RENOVATE THE STRUCTURE, REMOVE THE SECOND FLOOR THREE SEASON PATIO AND ADD A FIRST FLOOR RAISED PATIO, AN ENCLOSED VESTIBULE AND RELATED SITE IMPROVEMENTS FOR A PROPOSED RESTAURANT USE. SHARED PARKING AGREEMENTS HAVE BEEN ARRANGED FOR 428, 448 AND 450 MAIN STREET TO PROVIDE ADDITIONAL REQUIRED PARKING. THE PROPERTY IS LOCATED AT 453 MAIN STREET.

Materials presented:

Application for Modification of Site Plan Review – 453 Main Street, LLC – received 7/17/2015

Supplement Parking Arrangements – 453 Main Street – received 7/17/2015

Narrative in Conjunction with Site Plan Submission for 453 Main Street, LLC – Parking Lot Leases – received 7/17/2015

Site Modifications – 453 Main Street – prepared by Graves Engineering, Inc. – project #15106 – plan date 7/16/2015

Architectural Plans – prepared by G.B. Brothers Construction, Inc. – project #1418 – plan date 12/27/2014 – received 7/17/2015

Ms. Waters read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

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

Attorney Stempler of Seder & Chandler, LLP spoke on behalf of the applicant. Attorney Stempler stated that our client, 453 Main Street LLC, is in the process of purchasing the property at 453 Main Street from the current owner, Interim Holdings, LLC. Our client currently owns and operates two successful restaurants in Worcester, Baba Sushi and Chaun Shaba, and desires to bring his acclaimed modern Asian cuisine to the Sturbridge.

The site is located in the Commercial Tourist District and contains a three-story main building and a smaller two-story separate annex building which share a parking lot and curb cut off Main Street. The main building has previously been home to the Hearthstone Inn and more recently a coffee shop with mixed office use; the main building is now vacant. The annex building is fully occupied with corporate office of the Charles River Wine Company on the first floor and two residential units on the second floor; no changes to uses are proposed within the annex building.

The applicant has arranged for shared parking at three nearby locations; 428, 448 and 450 Main Street. All shared parking has been executed through long-term lease agreements as allowed by the Zoning Bylaw.

Attorney Stempler stated that while the layout of the existing site will remain largely unchanged, several new site modifications are proposed in keeping with the plan to create a first-class dining destination and to respectfully modify the site to match the proposed Asian theme. Most notably, the existing second floor three-season patio will be removed and a first floor outdoor raised patio will be created within the same general location and footprint. Partially constructed pervious paver sidewalks will be removed and replaced with new pervious paver walks to complement the building, which will be re-painted; the annex building will also be re-painted to match the main building. Portions of the existing landscaping will remain and be cleaned up and others will be removed and replaced with Asian gardens.

Attorney Stempler stated that extensive interior renovations on the first and second floors are proposed to create dining areas and function rooms, liquor and sushi bar, restrooms and expand the commercial kitchen. The southeast corner of the existing covered porch will be

fully enclosed and become the main entrance and vestibule. The architectural plans show this proposed work to remove and replace the existing front door with a new window to match the existing window, enclose the porch area to create a vestibule with re-use of an existing window and a new door which will now be rotated 90 degrees as one faces the building. The materials of construction for the vestibule porch enclosure will match the existing building and will be painted to match the rest of the building.

On the third floor, our client proposes to offer bedrooms and a break room for employees to stay for extended periods of time. As these employees will be working at the restaurant, these bedrooms do not require additional parking space.

The Board had the following questions and concerns:

- Is there a crosswalk for across the street parking – Mr. Andrade stated that there is
- Only two nights will be served with valet parking? – Attorney Stempler stated that in the beginning they are thinking two nights (Friday and Saturday nights) but if the need is for more nights it will be available
- What will happen after the five years expire with the lease agreements – Ms. Bubon stated they will be continued
- The sprinkler location should not be blocked – Ms. Bubon stated that the building is already sprinklered – may need upgrade – to be determined by the Building and Fire inspectors
- For architectural design, have you thought about having a pitched roof over the patio – visually it would complete the look – Mr. Andrade stated that he would talk to the architects and see if it would work both architecturally and cost wise
- The tree replacement as noted by the Tree Warden – Mr. Andrade and Attorney Stempler stated that they will plant the maple and pin oak that was recommended by the Tree Warden
- Will the existing fence come down – Mr. Andrade stated that the fence will be coming down
- Will the guard rail in the back be fixed – Mr. Andrade stated that it will be fixed with wood

The Board would like to add two conditions:

- for the applicant to investigate the pitched roof over the patio
- the two maples that are in decline be removed and to be planted are a maple and pin oak

Ms. Bubon recommends approval with the following 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 the following holidays – New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
6. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.
7. Snow storage shall not be permitted within any of the delineated parking areas or traveled ways. Due to snow storage limitations on site, excess snow shall be removed from site during heavy snow events to prevent a loss of on-site parking.
8. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. and Planning Department 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.
9. All Shared Parking Agreements or reasonable Instrument establishing the shared use of the noted parking facilities shall be recorded in the Registry of Deeds prior to the issuance of an occupancy permit for this project. Copies of the recorded documents shall be provided to the Planning Department.
10. In the event a shared parking agreement is terminated/expires, the applicant shall notify the Planning Board within fourteen days and do one of the following:
 - a. Provide at least fifty percent of the required parking within sixty days and provide the remaining required parking within six months following termination of the shared parking agreement; or
 - b. Demonstrate to the Planning Board, using a study deemed reliable by the Board, that the available parking is sufficient to accommodate the use's peak parking demand.

During any termination/expiration period, the applicant shall take all necessary steps to insure that traffic congestion does not occur including reducing the number of seats if necessary until additional parking arrangements can be provided.

11. An as-built must be provided for all site work including plantings when the work has been completed.
12. The applicant shall investigate the addition of a pitched roof over the proposed patio. Further approval shall not be required by the Planning Board. If the architectural plan is modified, the final plans must be provided to the Planning Department for the file. If the architectural plan is not modified, the applicant shall notify the Board and provide an explanation of why this modified option was not selected.
13. The two maples in decline along the frontage of the property shall be removed and two new street trees shall be planted along the frontage of the property. One of the new trees shall be a maple and one shall be a pin oak. Trees shall be spaced no closer than 40' apart. The applicant shall take steps while spacing these trees to insure that the Asian themed garden remains visible from the street.

Mr. Holiday, the project manager for the property, Interim Holdings thanked the Board and Ms. Bubon for working with the applicant to make this project work.

The applicant also thanked the Board and Ms. Bubon for all their work to make this project work.

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

Motion: Made by Mr. Cunniff to grant Modification of Site Plan Approval to 453 Main Street, LLC to renovate the structure, remove the second floor three season patio and add a first floor raised patio, an enclosed vestibule and related site improvements for a proposed restaurant, with the following thirteen conditions listed above for the property is located at 453 Main Street:
2nd: Mr. Chamberland
Discussion: None
Vote: 7 - 0

TOWN PLANNER UPDATE

CVS – The architectural design has been approved by DRC and signage is still being revised with another meeting scheduled for September 1, 2015. The applicant has filed for Site Plan Approval and Groundwater Protection District Special Permit (for paving more than 2500 sq.ft. or 15% of the lot). This application has been submitted to appropriate parties for review and comment and the Hearing is scheduled for September 8, 2015.

MRTA – The first meeting of this workshop was held on Wednesday, August 11th

Correspondence from AECOM regarding demolition of Toll Plazas along I-90

Correspondence from the Town Administrator, Mr. Gaumont – FYI

Site Visit at Dr. Restrepo's – Mr. T. Chamberland is back – would like some dates to schedule a site visit to review the potential location for the tree to be relocated

RE-ORGANIZATION OF THE BOARD

Motion: Made by Mr. Chamberland to nominate Ms. Gibson-Quigley as Chair.
2nd: Ms. Dumas
Vote: 7 – 0
Ms. Gibson-Quigley accepted

Motion: Made by Ms. Dumas to nominate Ms. Waters as Clerk/Vice Chair.
2nd: Ms. Gibson-Quigley

Vote: 7 – 0
Ms. Waters accepted.

Motion: Made by to Ms. Gibson-Quigley to nominate Ms. Dumas as CMRPC delegate and Mr. Chamberland as alternate CMRPC delegate.

2nd: Ms. Hart

Vote: 7 – 0

Ms. Dumas and Mr. Chamberland accepted

Motion: Made by Ms. Dumas to nominated Ms. Hart as CPC delegate from the Planning Board.

2nd: Ms. Gibson-Quigley

Vote: 7 – 0

Ms. Hart accepted

Motion: Made by Ms. Dumas to nominate Ms. Gibson-Quigley as STA delegate.

2nd: Mr. Blanchard

Vote: 7 – 0

Ms. Gibson-Quigley accepted.

OLD/NEW BUSINESS

Ms. Dumas questioned the arborvitae at 21 New Boston Road – will they be staying – Ms. Bubon stated that only during construction or until they die. Once the construction is done there will be all new landscaping.

OSV Solar project – Ms. Bubon stated have not received anything new

Old Mobil station has a for sale sign – 1 acre

NEXT MEETING

September 8, 2015 – Center Office Building

On a motion made by Mr. Chamberland, and seconded by Ms. Waters, and voted 7– 0, the meeting adjourned at 7:45PM.