

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, SEPTEMBER 8, 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 (**arrived @ 7:00 PM**)
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

Also Present: Jean Bubon, Town Planner

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to approve the draft minutes of August 18, 2015.
2nd: Ms. Waters
Discussion: None
Vote: 6 – 0

REQUEST FOR EXTENSION OF SITE PLAN APPROVAL – BLUEWAVE, 1 HARE ROAD PROJECT

Ms. Mazer, BWC Origination 8, LLC, stated that the BlueWave Solar project has encountered another issue creating a delay in the start of construction for this project. Correspondence has been provided from SunEdison detailing the construction schedule that must be adhered to due to the discovery of the Long Eared Bat (a federally listed threatened species). SunEdison would like an extension to commence construction until November 30, 2015.

Ms. Bubon stated that she has no concerns with this request and recommends that the Board vote to grant an extension of time to commence construction until November 30, 2015 for the BlueWave Solar Project.

Motion: Made by Mr. Chamberland to grant an extension of time to commence construction until November 30, 2015 for the BlueWave Solar Project at 1 Hare Road.
2nd: Ms. Waters
Discussion: None
Vote: 6 – 0

PUBLIC HEARING – T.M.C. NEW ENGLAND, LLC (CVS) IS REQUESTING SITE PLAN APPROVAL AND SPECIAL PERMIT. THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND EXISTING PARKING LOT AND CONSTRUCT A 11,870 SQ.FT. CVS/PHARMACY WITH A 1,671 SQ.FT. MEZZANINE USED FOR STORAGE AND RELATED SITE IMPROVEMENTS. SPECIAL PERMIT IS REQUESTED TO ALLOW IMPERVIOUS SURFACE AREA IN EXCESS OF 2,500 SQ. FT. OF THE LOT MORE THAN 15% OF THE AREA. THE PROPERTY IS LOCATED AT 362 MAIN STREET.

Materials presented:

Application for Site Plan Review/Special Permit – T.M.C. New England, LLC – received 8/5/2015

Municipal Lien Certificate – Town of Sturbridge – Commonwealth of Massachusetts– 362 Main Street – received 8/5/2015

Proposed Project Narrative – CVS Pharmacy– 362 Main Street - received 8/15/2015

Plant Material Design Booklet – CVS Retail – Sturbridge – prepared by William Fleming Associates, Inc.

Ground Lease by & between WCW Enterprises, LLC as Landlord and CVS Pharmacy, Inc. as Tenant – dated September 30, 2014

Transportation Impact Assessment – Proposed CVS Pharmacy, Sturbridge - prepared for R.J. O'Connell & Associates, Inc. Stoneham, MA – prepared by Vanasse & Associates, Inc. Transportation Engineers & Planners

Site Plan for CVS/Pharmacy – Store #10649 – 362 Main Street, Sturbridge – prepared by RJO'Connell & Associates, Inc. Civil Engineers, Surveyors & Land Planners – plan date 6/24/2015 – job #13103

Letter from Attorney Donahue dated September 2, 2015 Re: T.M.C. New England, LLC, 362 Main Street – Application for Site Plan Review/Special Permit – Requesting a Continuation to October 13, 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

Motion: Made by Mr. Cunniff to continue the Public Hearing for Site Plan Approval for T.M.C. New England, LLC (CVS) for the property located 362 Main Street to October 13, 2015 @ 6:40 PM.

2nd: Ms. Waters

Discussion: None

Vote: 6 – 0

OM SHRI AMBIKA – DISCUSS CONDITIONS THAT REQUIRED ROW OF ARBORVITAE ON NEW BOSTON ROAD REMAIN UNTIL RESTAURANT WAS CONSTRUCTED

Mr. Chase Kaitbenski of Kaitbenski Construction stated that from our construction review that the row of arborvitae needs to come down sooner than expected due to the installation of the water lines and underground utilities. This is the next step in the construction phasing plan and there is not a tenant for the restaurant space yet; since the condition required that the arborvitae stay in place until the restaurant was under construction, this condition would effectively greatly impede, if not halt construction.

Ms. Bubon recommends to the Board that they vote to lift the condition that required the arborvitae to be saved so that they can be removed so that construction can proceed according to the phasing plan. At this point, the arborvitaes are more detrimental than helpful at this stage.

Motion: Made by Mr. Chamberland to lift the condition that required the arborvitae to be saved so that they can be removed so that construction can proceed according to the phasing plan.

2nd: Ms. Waters

Discussion: None

Vote: 6 - 0

TOWN PLANNER UPDATE

453 Main Street, LLC has revised the architectural plan to include the installation of a slightly pitched roof as per the request made at the August 18th meeting. This is the amount of pitch the architect thought could be accommodated without blocking the new windows that are proposed for the second floor. DRC approved the revisions at the September 1st meeting.

Site Visit at Dr. Restrepo's – September 9th at 3:30 PM

Attorney General approved the Solar amendments voted at Town Meeting

Ms. Dumas will be receiving the Keuhn Community Preservation Award at the State House on October 6, 2015 - Congratulations

MRTA project – The tour took place that afternoon consisting of four mills (Hardwick, Palmer, Sturbridge and Warren) with Senator Gobi

Next steps:

- A workshop with state regulators to discuss needed and available resources
- A workshop to review similar mill redevelopment projects
- A meeting with developers of similar projects
- Wrap up – next steps

OLD/NEW BUSINESS

The Board had concerns about the feather flags appearing throughout town. Are they legal? Are they flags? Maybe the bylaw needs to be amended. The Board agreed that there is a limit of one. The issue will be discussed at a future meeting.

NEXT MEETING

September 22, 2015 – Center Office Building

On a motion made by Mr. Cunniff, and seconded by Mr. Blanchard, and voted 7– 0, the meeting adjourned at 7:25 PM.