

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, SEPTEMBER 22, 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:** Russell Chamberland  
James Cunniff  
Penny Dumas  
Heather Hart  
Sandra Gibson-Quigley, Chair  
Susan Waters, Clerk

**Also Present:** Diane M. Trapasso, Administrative Assistant

**Absent:** Charles Blanchard

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Chamberland to approve the draft minutes of September 8, 2015.  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 6 – 0

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

**Materials presented:**

Application #5 from Tim Reardon requesting Release of Funds – dated 9/17/2015

Form P – Inspection Form – Draper Woods Subdivision – dated 9/17/2015

Ms. Gibson-Quigley stated that the applicant has requested a Release of Funds in the amount of \$18,000.00 for the 9" gravel base that has been installed. This work was inspected by Mr. Morse and the release has been signed. Ms. Bubon will sign the release pending approval by the Board.

**Motion:** Made by Mr. Cunniff to authorize the release of the amount of \$18,000.00 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. Waters  
Discussion: None  
Vote: 6- 0

## **TOWN PLANNER UPDATE**

- Homefield Brewing, LLC - has rented the space at 484 Main Street/3 Arnold Road (former Sturbridge Bicycle) location. This is a Nano Brewery that will offer retail sales of its product that will be brewed on premises. The applicant has met with staff and will be obtaining necessary building permits, industrial wastewater permits and farmers brewing license for this location. It will be at least several months before this is open. Since this is a new retail location locating in a retail space, further approvals are not required by the Planning Board. If in the future, they decide they want the opportunity to serve on site, we have advised the applicant that we will need to review the proposal in terms of seating, code compliance and parking requirements.
- Pilot Travel – Quarterly Report is attached. They have replaced the plantings and have decided to apply to MassDOT for the installation of guard rails in front of the property rather than using the boulders proposed last year.
- CPTC – Fall 2015 Workshops
- Dr. Restrepo – The site visit was conducted and for the benefit of those not present at that time we discussed on-going parking concerns that Dr. Restrepo has with the Sturbridge Coffee House. She is concerned that this situation will worsen when the restaurant re-opens. Ms. Bubon did offer to facilitate a meeting with Dr. Restrepo, Ms. Rogers and Mr. & Mrs. Sosik to discuss the situation and to try to determine steps such as appropriate wayfinding signage to help alleviate the concerns. Ms. Rogers declined to meet and indicated that she did order new signs and wanted to see how that worked before meeting. Mr. & Mrs. Sosik have not returned Ms. Bubon's call. Ms. Bubon has sent correspondence and hopes that the parties will contact the office to schedule a time to meet.
  - Ms. Gibson-Quigley stated that the problem is that customers of Sturbridge Coffee House do not park at the bottom parking lot – so the upper lot overflows to Dr. Restrepo's property – Dr. Restrepo fears that when the Steakhouse opens there will be a lack of parking for her tenants and their customers
  - Dr. Restrepo wants to be a friendly neighbor but wants to know how they can enforce the parking without being rude

## **OLD/NEW BUSINESS**

CMRPC – Services Guide

Flags – (informal discussion) – businesses should have only one flag – if using feather flag as an open flag – should only be one – square footage for sign requirement should be the same for flag dimensions

### **NEXT MEETING**

October 13, 2015 – Center Office Building

On a motion made by Mr. Chamberland, and seconded by Mr. Cunniff, and voted 6– 0, the meeting adjourned at 6:55 PM.