



**SOUTHBRIDGE
PLANNING BOARD
& SPECIAL PERMIT GRANTING
AUTHORITY**

MEETING MINUTES
July 19, 2023 · 6:30 PM
GAR Hall, Town Hall Lower Level
41 Elm Street, Southbridge, MA

1. Call to Order – D. Payeur called the meeting to order at 6:30 PM. D. Payeur, M. Loin, C. Acly, C. Bellrose, and T. Hensel present. P. Paquin absent with notice.
2. Approval of the Minutes of June 21, 2023 – C. Acly motion to approve as written. T. Hensel second. Motion passed 3-0-2 with D. Payeur, and M. Loin abstaining.
3. Approval Not Required (ANR) Plan Applications – None submitted.
4. Site Plan Review – Construction of a new fire station; located at 129 Worcester Street; Map 30; Lots 55, 56, 60, 66, 67. (Town of Southbridge, owner) – M. Loin motion to discuss the site plan review application after item 7. T. Hensel second. Motion passed unanimously by show of hands. Jennifer Mangiagli, Brennan White, and Jason Rioux presented the site plan review application on behalf of the Fire Department. The Board reviewed the proposed site plan and discussed fencing, landscaping, building façade improvements for the proposed rear building, and early warning signs to be placed on Worcester Street. C. Acly motion to approve with the following conditions: 1. Install early warning signs on Worcester Street to warn oncoming traffic of fire trucks or ambulances entering the roadway. 2. Landscaping or façade improvements to the rear building in order to mask the size of the building and to provide visual interest. M. Loin second. Motion passed unanimously by show of hands.
5. **6:45 PM Special Permit Public Hearing** - filed by Scheffler Enterprises, INC, for Earth Excavation per Section 9-201 of the Southbridge General Bylaws, located at 833 Rear Main Street; Map 33; Lot 2C (Al West Jr, owner) – D. Payeur reopened the hearing at 6:45 PM. M. Loin stated that the Conservation Commission had conducted a very thorough review of the site, and with the site improvements and drainage installed since the Conservation Commission approval, there should not be any issue with the earth excavation or further use of the site provided that the lots be combined into one. M. Loin motion to close the hearing at 6:58PM. C. Bellrose second. Motion passed unanimously by show of hands. M. Loin motion to approve the special permit with the following conditions: 1. A copy of the Conservation Commission Order of Conditions to be attached to the Special Permit file. 2. The lots are to be combined into one. 3. Any modification to pervious area (paving, etc.) and/or any building addition would need to return to the Planning Board for further permitting. T. Hensel second. Motion passed unanimously by show of hands.
6. **7:00 PM Special Permit Public Hearing** - filed by Murilo Silva, for the reinstatement of a non-conforming structure per Section 6.5C of the Southbridge Zoning Bylaw, located at 215 Hamilton Street; Map 35; Lot 92 (Murilo Silva, owner) – D. Payeur opened the hearing at 7:00 by reading the notice into the record. M. Silva presented the application to reoccupy an existing non-conforming structure. The Board had several questions regarding design choices for the rehabilitation of the structure. C. Acly asked if the existing details would be preserved and/or replicated and if the porches were going to stay. M. Silva stated that the porches would stay if possible, and that the existing façade would be as existing. M. Loin requested the applicant submit a site plan showing parking, location of trash receptacles and elevations showing the façade of the building as proposed after the rehabilitation. C. Acly motion to continue the hearing to August 9, 2023 at 6:45PM. T. Hensel second. Motion passed unanimously by show of hands.

7. **7:15 PM Special Permit Public Hearing (Joint Hearing with the Conservation Commission)** - filed by McDonald's USA, LLC, for a proposed drive-through per Section 4.4.B and construction within the Flood Plain Overlay District per Section 9.1.5.A of the Southbridge Zoning Bylaw, located at 505 East Main Street; Map 44; Lot 16C (Southbridge McShell, LLC, owner) – D. Payeur opened the hearing at 7:15PM by reading the notice into the record. B. Squire and E. Dubrule presented the application on behalf of McDonald's USA, LLC. The Board reviewed the site plan and special permit application for consideration of that the site is within the flood plain. The Board discussed with the presenters the improvements to the site including less impervious area and drainage improvements. The Board reviewed the proposed building layout and made suggestions as **to the improvement of the front of the building to incorporate additional windows or other façade** improvements. M. Loin motion to continue the hearing to August 9, 2023 at 7:15 PM. Motion passed unanimously by show of hands.
8. **Workshop** - Zoning Bylaw Review and Discussion of proposed edits, Section 2, Section 3, and Section 8. – Not discussed.
9. Ongoing Business
 - a) Zoning non-conformance issues – N/A
 - b) Planning Board initiatives and studies – N/A
10. Staff Update- As discussed.
11. Board Forum – As discussed.
12. Next meeting and adjourn. – T. Hensel motion to adjourn at 8:50 and that the next meeting be August 9, 2023 at 6:30PM. C. Acly second. Motion passed unanimously by show of hands.