

Town of Southbridge  
Conservation Commission Minutes  
Meeting of July 19, 2023  
7:00 p.m.

Present: E. Rumsey, Conservation Agent, Maureen Doyle, Co-Chair, N. Nowick, Co-Chair

1. The meeting was opened at 7:03 p.m. A motion was made by N. Nowick to accept the minutes of the July 6th meeting. M. Doyle seconded the motion. A vote was taken by a show of hands. The motion passed, unanimous in favor.

2. The dates for the next meeting were decided to be August 3<sup>rd</sup> and August 17<sup>th</sup>.

3. 7:15 p.m. – Joint Public Hearing with Planning Board – Notice of Intent – Bohler for McDonald’s – 505 East Main Street – raze and rebuild restaurant within the flood plain.

The notice of public hearing was read, and the hearing was opened. Bill Squiers, outside counsel, and Eric Dubrulle of Bohler were present to discuss the project. The building will be demolished, and a new restaurant will be built with an updated two-lane drive-through. Landscaping will be expanded by 115 square feet. The limit of work is outside of the riverfront buffer zone; however, the building is in the flood plain. Utilities will be updated. The sheet flow is normally to the north. Stormwater treatment will be improved with deep sump catch basins. A small amount of flood plain storage will be added under the proposed design.

Variances have been approved to change the setbacks required. The landscaping on the curve of the drive thru will be raised. Cars will not be able to enter the drive-through from the right side. The design includes natural tones, clapboard and wood accents. The sign is just the M above the door. About three million is being spent on the project. New poles will be added along the frontage with down facing fifteen-foot high LED lights. The basin will be covered in seed mix and will not generally be holding standing water. There is a pedestrian path from the road to the restaurant. The transformers should be camouflaged with some landscaping. A possible condition will be to be sure the catch basins and stormwater basins are regularly cleaned. The restaurant was encouraged to remain open 24 hours.

M. Doyle made a motion to continue the public hearing to August 3<sup>rd</sup> at 6:45 p.m. in the McCann Room as there is not yet a DEP number. N. Nowick seconded the motion. A vote was taken by a show of hands. The motion passed, unanimous in favor.

5. The next meeting will be held on Thursday, August 3<sup>rd</sup> at 6:30 p.m. in the McCann Room. A motion to adjourn was made by N. Nowick and seconded by M. Doyle. A vote was taken by a show of hands. The motion passed unanimously. It was 7:48 p.m.

Respectfully submitted,



Karen A. Loin  
Administrative Assistant