

STURBRIDGE PLANNING BOARD

MINUTES OF
TUESDAY, JANUARY 8, 2002

Present: Mike Beaudry
Tom Creeden
Bill Muir
Sandra Gibson-Quigley, Chair
Marge Cooney
Milton Raphaelson

Also present: Lawrence Adams, Town Planner

Absent: Deb Hill

The meeting was called to order by S. Gibson-Quigley at 7:00 PM and the agenda was read. The minutes for December 4, 2001 were reviewed.

Motion: to accept the minutes of December 4, 2001 as amended, by M. Beaudry

2nd: T. Creeden

Discussion: None

Vote: All in favor

ANR'S

Brookfield Road – W. Laughlin – (Sherman & Woods not present) Approved as presented.

New Boston Road – J. Gaumond – (Thompson-Liston Assoc. not present) Approved as presented.

Holland Road – A. Davis – (Para Land Surveying presented the plans) There were concerns by the DPW Director and the Town Planner as to the adequacy of the road. The DPW Director said he would not plow the road; it was more a driveway than a roadway. The Board was very concerned with the adequacy of the 25' right of way. T. Creeden recommended the Board request a written opinion from the DPW Director before approving the plans. M. Cooney noted in the past regarding ANR's, private ways had to be referenced; road widths had to be shown on the plans; and the DPW Director had to certify that the private road was suitable for the level of service that would result from the division of the land. The proposed plan did not meet this criterion, certification from DPW Director was lacking.

Motion: to disapprove plans submitted by Richard Para reference Deed Reference Book 16823, Page 15 because the way does not meet the standards of the Town of Sturbridge, by T. Creeden

2nd: B. Muir

Discussion: Whether to allow R. Para to withdraw without prejudice or disapprove the plan. T. Creeden felt the Board should take action on that which was before them.

Ammendment: to return the \$75.00 fee, by T. Creeden
2nd: M. Cooney
Vote: All in favor

Motion as amended: to disapprove plans submitted by Richard Para reference Deed Reference Book 16823, Page 15 because the way does not meet the standards of the Town of Sturbridge and to return the \$75.00 fee, by T. Creeden

Discussion: None

Vote: In Favor: M. Beaudry, S. Gibson-Quigley, M. Cooney, T. Creeden
Opposed: B. Muir, M. Raphaelson

Breakneck Road – L. Pontbriand – (Para Land Surveying) Approved as presented.

McGregory Road – R. Evans – (Para Land Surveying) Approved as presented.

McGilpin Road – (Messier Assoc.) T. Creeden excused himself from this plan. Approved as presented.

SUBDIVISION PUBLIC HEARING SCHEDULE – DISCUSSION & ADOPTION

L. Adams presented the following schedule:

Jan. 29th – Draper Woods (Long Pond) Public Hearing

Feb. 12th – The Preserve Public Hearing

Feb. 26th – Zoning Bylaws Public Hearing

Mar. 5th – The Sanctuary Public Hearing

Mar. 19th – The Highlands Public Hearing

Apr. 2nd

Apr. 23rd

DRAFT OF THE REVISED SUBDIVISION RULES & REGULATIONS

Subdivision Control Law was first adopted in 1965. Amendments were made in 1990 and 1993. It was L. Adams opinion that a cover to cover rewriting of this law be taken up by the Board. The board was given a copy of the revised draft that explains how the Town of Sturbridge would administer state laws under the State of Massachusetts Subdivision Control. These rules and regulations tell the developer what he needs to do to seek approval and it also tells the Board what they need to be looking for in order to give that approval. Items addressed are: quality of submittals, defines the review and approval process, construction inspections, the release of surety of projects, consultant review fees, standardized forms, detention ponds, street lighting, design features and public shade trees. T. Creeden requested the addition of a maximum footage for the diameter of a cul-de-sac. At present, only a minimum footage is given. The major changes were to become more specific in terms of design criteria and to tighten up on the review process of construction.

Greg Morse, DPW Director; John Hoffman, Conservation Commission; James Malloy, Town Administrator; and Michael Loin have reviewed the draft. L. Adams asked the Board to read the draft and note any editorial issues they might have. The draft would be rewritten with changes and then brought to

a public hearing. CME Associates, the Town Engineers, have been asked to review the fee schedule for modifications. S. Gibson-Quigley asked to review the draft in the near future.

K. McCONNELL, STURBRIDGE COUNTRY INN

S. Gibson-Quigley recognized Kevin McConnell, owner of the Sturbridge Country Inn. He was seeking to put on a small addition (in front of the pool) on the right hand side of the Inn facing the building. This addition would be smaller (24' x 34', 2 ½ stories, 5 units) than that previously presented for a variance to the Zoning Board of Appeals. T. Creeden asked K. McConnell if it would be approximately 1,800 sq. ft. K. McConnell verified that it would be. K. McConnell was allowed to show plans of the Inn (including the pool) to the Board. The Board requested to have a Site Plan Approval, but would waive trip generation calculations, traffic impact, lighting and water and aquifer studies.

DISCUSSION WITH ARNOLD WILSON, CHAIRMAN, BOARD OF SELECTMEN

Board of Selectmen's Offsite Goal Setting Session – November 2001 – Points of Interest as presented by Arnold Wilson.

- 1) Growth – Invite the Planning Board to meet with the BOS within 45 days to discuss the on going pressures the Town faces, whether real or perceived, and to develop a more coordinated effort between the two Boards to address growth concerns.
- 2) BOS meeting format has changed – Formal meetings on the 1st and 3rd Monday of each month and informally, but televised, on the 2nd Monday of each month. Hopefully this would allow the BOS to spend more time on strategy, procedures and goal setting while providing some “free” space to address other important issues. A. Wilson asked for a date that the Planning Board might meet with the BOS. S. Gibson-Quigley had a letter from J. Malloy that invited the Board to attend their Feb. 11th meeting. A. Wilson requested the opportunity to attend the Feb. 15th Subcommittee Meeting as a private citizen to give his thoughts on zoning.
- 3) Smaller lots serviced by water and sewer – A. Wilson, personally, thought that the BOS and the Planning Board should look at upland requirements. There was concern that quite a few of the lots were partially wet and this brought pressure to fill them in or use mosquito control.
- 4) As liaison between the two Boards, A. Wilson asked if there were anything that the Planning Board would like the BOS to be looking at. One of the goals set by the BOS was to have better communication between all the Boards.
- 5) Route 20 Rezoning Article, as presented by petition, would be placed on the Annual Town Meeting.

Some Board members gave their opinions on the BOS's new format for meeting. Department head reports would be missed. It was suggested that Department head reports might be posted on the town website. A question was asked as to what criteria the Selectmen used to determine whether or not a subdivision would be allowed to tie into the town sewers. A. Wilson commented that they rely on the input of the DPW Director and each request is handled on a case by case basis. S. Gibson-Quigley felt this would be a question the Planning Board would have for the BOS on the Feb. 11th meeting. It was

mentioned the Planning Board would like time to review the recommendations of the Subcommittee before they met with the BOS. Scheduling would pose a problem as to the timing, therefore attending the Feb. 11th meeting would be scheduled to a future meeting. It was agreed that the uplands requirements would be an issue the Board would also like to address with the BOS.

PLANNER'S UPDATE

The Sanctuary & Highlands, Arnold Road – Traffic analysis has been completed – of concern was the level of service at the intersection of Arnold Rd. and Route 20, which is now an F. The recommendation was that something needed to be done, but it is outside the purview of the developer. The sewer tie in issue will go before the BOS on Jan. 22nd.

The Preserve, New Boston Road - a concern lies with a great number of detention basins. These detention ponds are a significant infrastructure responsibility to the owners and the Town.

Draper Woods (Long Pond), Brookfield Road – DPW Director and L. Adams are recommending the road be built as a through road in the first phase.

Stallion Hill-Quinebaug River Multiple Dwelling Project – L. Adams will met with Tyrone Jones Jan. 10th. This project will be under a Special Permit from the Zoning Board of Appeals. The Planning Board does have the responsibility to set the bond. T. Jones is looking to use a state program (a local initiative program), like a Comprehensive Permit with some set-asides for low-income folks. These would be rental units. The number of units is presently 124, but the design does not reflect the criteria for multiple dwellings. It may be redesigned, so the numbers could change. T. Creeden asked what waivers the project would be given from Conservation laws under Special Permit. L. Adams said that under a Comprehensive Permit the project would not be exempt from State Wetlands Protection Regulations. They are exempt from anything above that, including the Town's Conservation Commission regulations.

Park Place, Farquhar Road - Site Plan Review would be required and the Board would set the bond. There are considerable issues with wetlands on this property.

Other Zoning Initiatives – Route 20 Rezoning to Commercial, Wellhead Protection, Non-conforming use findings

NEW BUSINESS/ OLD BUSINESS

T. Creeden recommended that Board members be allowed to bring forth articles they might want to put on the warrant.

Next meeting would be January 29, 2002.

Motion: to adjourn, by M. Beaudry
2nd: M. Cooney
Vote: All in Favor

Adjournment at 8:59 PM.

