

STURBRIDGE PLANNING BOARD

MINUTES OF TUESDAY, FEBRUARY 12, 2002

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

Also present: Lawrence Adams, Town Planner

The meeting was called to order by S. Gibson-Quigley at 7:00 PM and the agenda was read. The minutes for January 29, 2002 were reviewed.

Motion: to accept the minutes of January 29, 2002 as amended, by M. Cooney

2nd: M. Beaudry

Discussion: None

Vote: In favor: M. Beaudry, D. Hill, M. Cooney and M. Raphaelson
Abstain: B. Muir and T. Creeden

ANR'S

Martin Realty – McGilpin Road (18 lots) – Mathew Sosik – Approved as presented

Gosslin – New Boston Road (2 lots) – Moulton Land Surveying - Approved as presented

Spaho Corp. – Farquhar Road (3 lots) – Mike Loin – T. Creeden requested the plan be posted for the audience – Approved as presented

S. Gibson-Quigley informed M. Loin of a letter dated 2-8-02 sent to him and copied to the Board by L. Adams. The letter concerned the 12-18-01 Park Place project submittal by him to the Town Clerk. In the letter L. Adams stated the submittal did not meet minimum application requirements and therefore must be resubmitted with the required documents, fees and actions requested. The submittal could not qualify for constructive approval.

THE PRESERVE SUBDIVISION - PUBLIC HEARING

Robert Moss, Applicant and Thompson-Liston Engineering, Inc.

M. Cooney read the legal notice. R. Moss along with James Tetreault from Thompson-Liston Engineering, Inc. presented the plans. The Board had previously approved the preliminary plan on 4-30-01 with a formal vote. S. Gibson-Quigley reviewed the conditions that were stated under the Preliminary Plan to see which of them had been address.

T. Creeden asked why a subdivision and not a golf course was allowed by the state on the property with vernal pools, endangered species and wetlands. R. Moss explained that the subdivision provided permanent open space for the area of concern and the golf course would be dispersed throughout the project creating a disruption to the environment.

R. Moss gave a brief presentation discussing what had changed since the 04-30-01 Preliminary Plan. The proposed 318 acre subdivision site has 71 lots with town water and sewer and covers approximately 45 acres with 27-28 acres permanently preserved as open space; a public access point would be left off the back of the subdivision as a small parking lot to allow the public access to the trail system located behind the subdivision; the project is divided into thirds with three roads entering/exiting from New Boston Road; approval for the connection to water/sewer has been issued from the Selectmen; filing for a sewer extension permit with the state has been done; minor modifications (conservation restrictions) were made to some lots to gain approval for the subdivision from the state, relative to the vernal pools and endangered species; and no lots contain wetlands.

S. Gibson-Quigley asked that the issue of open space (Parcel A) be discussed. R. Moss stated his number one priority was to see that the land stays as permanent open space, conservation land allowing only minor work such as trail maintenance, markers, birdhouses, etc. Options for control were donating it to the town or a private land trust, in particular, the Opacum Land Trust (R. Moss's preference). R. Moss would be looking to the Board for guidance. S. Gibson-Quigley made it a point that the Board would only be approving a subdivision, not accepting land. Also noted were two 25' buffer strips and a 10 acre open space area in Parcel B.

L. Adams discussed a detailed list of concerns: the heavy earthwork that is a part of the project; some lots have encumbrances in terms of detention basins; the roadways have some significant slopes; there are conflicting pavement references; some profiles were missing for the sewer at one of the stations; the tree mix shows 3 species – the Tree Warden prefers no more than 25% of any one species; at least three areas exceed the thresholds for state review in terms of new sewer mains; clarification needed on federal vs. state wetlands areas, the riverfront protection plan; frontage on some lots is inadequate; the timeframe for the phasing of the project and the traffic report (this item was also questioned by a board member) should be clarified. L. Adams also reviewed the memorandum from Greg Morse, DPW Director, who felt the project should not be built as designed due to storm drainage concerns. R. Moss stated he would work with L. Adams and G. Morse to change the plans to satisfy these issues.

Concerns of the Board were: the restrictions in the conservation easements within the project, how might they effect the lots with regard to buildable area vs. lot size, specifically Lot 38, as viewed by the Board – easements may be maintained, but not disturbed (no unnatural structures, no removal of trees over 4" would be a deed restriction); how would the culvert on New Boston Road be affected by the construction of the first road entrance to the project – addressed through water quality via more **technics** structure and for volume and rate through a chamber, the culvert would remain in place; development runoff – a drainage report had been filed as part of the subdivision plan; headlight impact to the abutter at the final entrance (Audubon Way) to the project – abutter would be 30' above Audubon Way with some vegetation left in between, J. Tetreal felt there would be no impact – R. Moss would review the area with the engineer; the length of the cul-de-sacs and how is it defined – Beechwood Circle – 412', Sprucehill Circle – 500', Old Brook Circle – 500' all calculated to the far end of the circle; safety in regards to the slopes of the roads coming onto New Boston Road and the amount of time available to stop, would like it compared to that of Country Hill Road onto Cedar Street; was there currently a drainage issue going into New Boston Road from the site – a resident stated there was (68-70 New Boston Road); would an agreement be met with the land trust within the next 30 days – it was believed there would be; regarding item #6 from G.

Morse's memorandum, would compaction data be provided – a private engineer would be hired to work with G. Morse on this issue.

Concerns of the residents:

Robert Oulette, 52 New Boston Road – concerned with drainage water, the first road access appeared too narrow for a road, the pitch of the property, loss of privacy, headlight problems,

Betty Warnke, 70 New Boston Road – would like to incorporate G. Morse's road plans sent to her into the conditions set by the Board. R. Moss had no objection.

Gary Malone, 99 New Boston Road – concerned for the trees within the proposed subdivision and asked that a landscape design be in place.

S. Gibson-Quigley requested an extension to avoid constructive approval from R. Moss. He agreed to extend to the March 5th meeting.

Motion: to continue the public hearing to March 5, 2002 at 8:30 PM, by M. Cooney

2nd: T. Creeden

Discussion: None

Vote: All in favor

G&F INDUSTRIES INFORMATION MEETING – David & John Argitis, Jr. and Joseph Rokus, Representative

It was noted that Phase One of reconstruction is on schedule and should be complete on the interior by May 1st. A conceptual site plan of Phase Two of the reconstruction was presented to the Board. A question was raised concerning the zoning line for the discontinued Streeter Road. The Board would inform G&F Industries of any serious problem areas on the plan.

CONTINUATION OF DRAPER WOODS PUBLIC HEARING William Swiacki, Owner and Wayne Belec, Waterman Associates

S. Gibson-Quigley read Greg Morse, DPW Director's, letter dated 2-11-02. This addressed issues of wetland crossings, road widths, culvert choice and slopes. Phasing was discussed in a memorandum sent to the Board from L. Adams. The memo outlined L. Adams' proposal to the issues of phasing, the interest in rate of development, G. Morse's concerns about maintenance issues and B. Muir's concerns about the roadway. G. Morse was comfortable with this proposal.

Other issues addressed: the town would not be responsible, as far as the DPW Director's servicing the road, for up to 6 years – the roads would be serviced by the owners and the homeowner's association; active open space had not been set aside.

S. Gibson-Quigley asked if there was anyone to speak for or against the project. There were none. T. Creeden asked to have everything "tied up" in one package from the Town Planner and the DPW Director.

Motion: to close the public hearing, by T. Creeden

2nd: D. Hill

Discussion: None

Vote: In favor: M. Beaudry, D. Hill, M. Cooney, M. Raphaelson and T. Creeden
Abstained: B. Muir

L. Adams said he would put together the decision letter that would reference the conditions and also identify other issues. This letter would be reviewed with the DPW Director and the Tree Warden for their approval. A draft of the letter would be given to the Board for review prior to their meeting on 2-26-02. The Board could then vote the proposed subdivision on that date.

B. Muir asked if the Tree Warden had looked at the plans. A letter dated 2-12-02 had been submitted to the Board regarding the Tree Warden's meeting with Jeff Richards, the project's landscape architect.

HARDSHIP REQUEST – BUILDING PERMIT RATE OF DEVELOPMENT Brookfield Road at The Trail – N/F Laughlin

Donald Garfield has three lots presently under construction and was seeking permits for 3 additional lots. These 6 lots had been purchased in July of 2000. Prior to the proposed (Rate of Development) bylaw driveway permits had been issues and equipment was presently waiting to start excavation. B. Muir recognized that D. Garfield would probably like to work on the 3 lots at the same time, not individually. A suggestion was made to issue one permit and hold the remaining two for the pool at the end of the month. Though he would be willing to wait, D. Garfield was concerned his crew would not have enough work. T. Creeden would like to see the Board support D. Garfield. He felt it was in D. Garfield's best interest economically. M. Beaudry did not share this opinion. He felt one permit should be issued and the others put into the pool.

Motion: to issue 3 building permits to Donald Garfield under a hardship, by T. Creeden
2nd: M. Raphaelson

Discussion: It was noted that the intent of the bylaw was not to catch people short in the interrim period. Also, the Town had not yet adopted this bylaw. This point having been made, all Board members supported the request.

Vote: All in favor

NEW BUSINESS

L. Adams would be attending a meeting to discuss the Host Hotel's Oxhead Tavern project to construct a handicap accessible bathroom. This would be a site plan review issue that would show the boundaries around the Oxhead and the parking area.

There is a party interested in leasing the old Renovator's Supply location. They would like to have a sandwich and ice cream shop. The Board did not see a need for a site plan review.

A Special Permit/Site Plan Review Application for a PUBD on Route 15 and Kelly Road would be coming before the Board in the near future.

Motion: to adjourn, by T. Creeden

2nd: M. Beaudry

Discussion: None

Vote: All in favor

Adjournment at 9:50 PM