

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, June 4, 2002

Present: Sandra Gibson-Quigley, Chair
Mike Beaudry
Bill Muir
Robert Wheaton
Milton Raphaelson – Arrived approx. 7:55PM

Also present: Lawrence Adams, Town Planner

Absent: Marge Cooney
Deb Hill

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda. Corrections were taken for the minutes of May 21, 2002. They were then tabled until the meeting of June 18, 2002 since there was not a majority of the members present to take a vote.

BROOK HILL SUBDIVISION ENDORSEMENT

Issues concerning Mass Electric and their approval process were discussed. S. Gibson-Quigley was not willing to endorse the Brook Hill Subdivision at this June 4th meeting because the Board had received the materials Monday afternoon, June 3rd. She felt it was important to review and discuss the plans as a Board. William Swiacki was invited to make a brief presentation. He stated Mass Electric required a signed copy of the plan in order to initiate their process. L. Adams had not had an opportunity to review the plans either. He reminded the Board that there were other Board members not present and once the Board endorsed something it could not be taken back. It was agreed the Brook Hill Subdivision endorsement would be taken up again in two weeks at the June 18th meeting.

SUBDIVISION CONTROL RULES AND REGULATIONS – PUBLIC HEARING

Because there were only four members present, S. Gibson-Quigley asked the Board if they wanted to open the public hearing. M. Beaudry and R. Wheaton felt it was important to have the other members present for discussion. B. Muir felt the Board should continue and open the hearing for discussion. L. Adams recommended the public hearing be opened for the sole intention of continuing it to a time and date certain, June 18, 2002 at 8:00 PM. He encouraged the Board to make notations and forward concerns to himself or the full Board. There was discussion amongst the Board as to the eligibility of members to vote if they missed a meeting that was part of the public hearing once it was opened. S. Gibson-Quigley noted that if a member missed a part of the public hearing for the Subdivision Control Rules and Regulations he/she could not take part in the vote to accept them. B. Muir was concerned that the members understand the content of the Regulations.

Motion: to open the public hearing with the sole intent of continuing to a time and date certain being June 18, 2002 at 8:00 PM, by B. Muir

2nd: R. Wheaton

Discussion: None

Vote: All in favor

B. Muir commented to L. Adams that in the old subdivision regulations there was a waiver of strict compliance, Section 2.06, which he could not find in the new subdivision draft. L. Adams said it was in the new draft, but he would include it again in another section. He felt this was a complex draft and that within six or eight months the Board would want to make changes. He felt that once adopted, the Rules and Regulations should be continually refined. Since these are internal Rules and Regulations they did not need to be changed at a town meeting. B. Muir wanted to verify that the old subdivision regulations did not require a public hearing for a preliminary plan and a definitive plan, but the new draft did. L. Adams said this was correct, however the preliminary plan is discretionary for the developer for residential subdivision, not for a commercial/industrial subdivision. B. Muir felt that 45 days from the time the preliminary plan was submitted did not give the Board much time before the posting of 14 days.

NEW BUSINESS

Jim Malloy's letter dated June 4, 2002 – The Board of Selectmen was considering establishing a committee to review the town's zoning map. The Board of Selectmen wanted to know if the Board wished to review the zoning map, as they felt this was under the Planning Board's purview, and should not be initiated by the Board of Selectmen. The question was if the Town was balanced in terms of land uses. S. Gibson-Quigley did not see anything in particular that she was looking to change. She felt there was a value to looking at the zoning. B. Muir feels there is a need for an industrial park area. The Board felt the map warranted a review due to the additional water and sewer and because of the time lapse since the last change. R. Wheaton noted that inconsistencies in the zoning had developed over time, especially the Route 20 west area. M. Beaudry felt that if the review was tied into a rate of development that was not the proper way to accomplish it. He felt the map did need to be looked at and that it would be a tremendous undertaking, which should include more than one board. The Board was interested in pursuing a review of the zoning map and L. Adams volunteered to work with Arnold Wilson to put together a more detailed proposal.

Rate of Development Bylaw – did the Board have any further discussion on this bylaw. S. Gibson-Quigley noted that there had not been time for the Board to further discuss the issue. M. Beaudry wanted to see more involvement from the Selectmen, rather than the Planning Board doing it on their own. R. Wheaton noted that the proposal had good points and that perhaps the Board could focus on what had been its short comings with input from the Board of Selectmen. S. Gibson-Quigley questioned whether the Board of Selectmen wanted to control growth. The Board felt that the Selectmen did not want to use water and sewer as a deterrent for building.

PLANNER'S UPDATE

June 18th – RRI Public Hearing Continuation – L. Adams has asked Town Counsel to determine if RRI is an educational use. RRI has not sent the requested letter to the Board showing evidence that they are primarily an educational institution.

Stallion Hill Project – L. Adams is planning to meet with Tyrone Jones and the Town Administrator as soon as possible to discuss the objectives of the project. T. Jones proposed a "Local Initiative Partnership Units Only" program application for a special permit for a multi dwelling project, Chapter Twenty One, of the Sturbridge Zoning Bylaws. L. Adams is concerned that the project would not meet a basic criteria for a multi-dwelling project, that it have town water and sewer.

STURBRIDGE ISLE THREE-YEAR REVIEW – INFORMAL PUBLIC HEARING

S. Gibson-Quigley opened the public hearing at 8:00 PM and waived the reading of the legal notice. L. Adams explained that the purpose of the hearing was to determine if there were any concerns about the operation. L. Adams has been in contact with the department heads. The only issue that has come up is that the Board of Health would like to receive the water quality reports that are done on a regular basis for the DEP.

S. Gibson-Quigley asked if the Board had any issues. B. Muir was concerned with any spills on the site and the quality of the water in that area, including the pond. Gerard Blane, Jr., a managing partner of Sturbridge Isle said White Water Testing Co. had done the testing and filed it with DEP. He will supply a copy of the report to the Board of Health. B. Muir asked if the site drainage and oil separation system had been inspected quarterly, as was requested, and a report given to the town's engineer. G. Blane did not know if that had been done. He would check into that for the Town. B. Muir commented that the Board did not agree to the location of the entrance for the cars going into the gas station. The same issue was addressed when the motel was built. It was discussed that the entrance should be in the middle of the island. Sturbridge Isle would petition the state highway department to change the location. G. Blanc said the Mass Highway Department owned the land and that the owners have not been able to purchase the land for additional curb cuts. L. Adams and J. Malloy are hoping to work on some of these issues.

B. Muir asked when the new plans for the parking lot would be shown to the Board. The plan is scheduled to go to the Conservation Commission on June 18th. L. Adams has asked that the review be completed before it comes to the Board for Site Plan Review.

S. Gibson-Quigley asked if there were any abutters or residents that had comments regarding Sturbridge Isle. There were none.

Motion: to close the public hearing, by M. Beaudry
2nd: R. Wheaton
Discussion: None
Vote: All in favor

L. Adams said he would draft a letter for the chair's signature outlining the Board's discussion asking that they share with the Board of Health the water quality testing (using old tests to establish baselines) and that the Board share their concerns with curb cuts, access and signage.

STURBRIDGE CANDY SITE PLAN REVIEW – PUBLIC HEARING CONTINUATION

S. Gibson-Quigley noted that the presenters were not prepared at this time and were requesting a continuation to July 9, 2002 at 8:00 PM. L. Adams told the Board that Mark Farrell, of Green Hill Engineering, had made modifications to the site plan because of B. Muir and the Board's interest in a four-foot buffer. M. Farrell was unable to print the new plan due to equipment problems.

WHITTEMORE WOODS PRELIMINARY PLAN REVIEW CONTINUATION

L. Adams had given the Board a draft decision. He wanted to be clear that the DPW Director was against any cul-du-sacs until there is a discussion with the Board of Selectmen about continuing maintenance responsibilities. G. Morse would like to be assured that there are some compensatory budget increases for the manpower needed to address the additional roadways, detention basins, catch basins, turnarounds and manholes with the new subdivisions. S. Gibson-Quigley asked if there was a time constraint on the preliminary plan. L. Adams said there is a timeframe of 45 days after the public hearing, but the preliminary plan has no real standing. It would be to the developer's advantage to get as much input as he could at this time. A memo (dated 05-23-02 – Draper Woods) from G. Morse had been given to the Board regarding concerns of cul-de-sacs, emergency access, hurricanes, etc. L. Adams mentioned a list of all dead end roads supplied by G. Morse.

After reviewing both Whittemore Woods plans, M. Beaudry was not in favor of the cul-de-sacs or an intersection on that part of Whittemore Rd. B. Muir expressed his concern with dead end roads in the case of emergency situations. S. Gibson-Quigley felt that the safety issue brought up by the DPW Director has been the best argument that she has heard. G. Morse and L. Adams plan to work on a town-wide map to show the Town's dead end roads. He feels there are two issues – 1) the internal issues of cul-de-sacs within a subdivision and 2) locations where the Board may want through roads for alternative safety routes for the Town.

The Board agreed to wait until June 18, 2002 at 8:45 PM to discuss Brook Hill and Whittemore Woods.

Motion: to adjourn, by M. Beaudry
2nd: R. Wheaton
Discussion: None
Vote: All in favor

Adjournment at 8:30 PM