

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, August 20, 2002

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

Absent: Deb Hill

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda. She remarked that the public hearing for the Chinese restaurant would be held on September 10th and not on August 20th because of an error in posting.

The minutes of August 6, 2002 were reviewed.

Motion: to accept the minutes of August 6, 2002, as written, by M. Beaudry

2nd: R. Wheaton

Discussion: R. Wheaton asked for a correction of L. Adams's comment that the lots on Arnold road were one acre. L. Adams said that R. Wheaton was correct; in fact, there were some ½ acre lots in the Highlands Subdivision; and that this correction would be reflected in this meeting's minute.

Vote: In favor: M. Beaudry, B. Muir, M. Raphaelson and R. Wheaton

Abstain: M. Cooney

ANR'S

OF PARCELS CREATED

Curboy – Mashapaug Road – L. Adams presented the revisions – Mr. Adams stated that Greg Morse, DPW Director, had reviewed and approved the revisions with the addition of a drainage easement that the Board had requested under DPW advice. Mr. Adams recommended that the Board endorse the plan.

Approved as presented.

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BROOK HILL COVENANT

Attorney Sam DeSimone, accompanied by William Swiacki, reviewed the revised covenant for the Brook Hill Subdivision. L. Adams recommended, after some discussion, that the Board accept the signed covenant. He said that while Massachusetts Subdivision Control Law requires a deadline for performance of infrastructure under a bond or surety, the state law is silent on the requirement of a deadline for work done under covenant. L. Adams noted that the covenant followed the form prescribed by the Planning Board. The Board concurred that improvements should be completed two years after the date of approval of the subdivision and made this a matter of record. L. Adams requested that the language to be contained on the revised mylar referencing to the covenant be presented to him before the Board endorses the plans.

Motion to execute the covenant, by Mr. Wheaton

2nd: Mr. Muir

Discussion None

Vote All in favor

Attorney DeSimone informed the Board that DEP had published a notice for the sewer extension permit and that the comment period would end shortly. L. Adams clarified that final approval by DEP is a prerequisite for endorsement of the mylars.

LAUREN LEDGE REQUEST FOR PARTIAL LOT RELEASES – ATTY. ED NEAL

Atty. Ed Neal came before the board to request the release of lots 6 and 11 at the Lauren Ledge Subdivision. L. Adams noted that there was significant infrastructure in place and that it was sufficient to serve these lots. G. Morse had previously toured the subdivision and felt it was in order. L. Adams recommended endorsement of the two releases for lots 6 and 11. The Board endorsed the documents that were then notarized by Atty. Neil.

Atty. Neil also requested that the Board follow-up on his request for filing the deed relating to the Hunter Ridge Subdivision roads. These roads have been accepted previously at the Annual Town Meeting. L. Adams said that he would review the documents and deed descriptions and notify Atty. Neil if they were in order or if there were any need for modifications.

PLANNER'S UPDATE AND BOARD DISCUSSIONS

M. Cooney commented that the site plan review application for the Chinese restaurant indicated there would be no signage. She concluded that this must be in error and that it should be clarified during the presentation. L. Adams noted that the hearing was scheduled for the September 10th meeting.

Park Place – L. Adams commented that he was still waiting for a corrected abutters list for the Park Place Subdivision and that he would not post the hearing until a corrected abutters list was submitted.

Route 20 Study – L. Adams noted that the Route 20 study committee would be meeting shortly. He informed the Board that D. Hill, R. Wheaton and B. Muir had expressed interest in serving on the committee. L. Adams recommended that the chair designate these three members for this subcommittee and that the chair act in an *ex officio* capacity. He commented that additional members would include two representatives from the Board of Selectmen; commercial property owners along Route 20 including representation from the Southbridge Savings Bank, a representative from Mass Highway Department and a representative from CME, the town's engineering firm and James Malloy, Town Administrator. L. Adams will call for the first meeting at the end of August or early September.

The Preserve Cut and Fill – The new owners of The Preserve have asked if, as they begin Phase I, they may use the Phase II property to store the cut rather than move it off site and then move it back. L. Adams recommended that there be a plan designating a storage area for the cut material. He noted that the Conservation Commission and the DPW may have issues regarding the matter. Presumably, the material would be used during Phase II or subsequent phases and would not be left there long term. L. Adams will have the plan for the Board's approval before there is any construction.

533-535 Main Street – Andre Cormier - Discussion – Andre Cormier came before the Board to discuss his interest in the property abutting his Escape Estates commercial property on Route 20, Fiskdale. He commented that he held an option on the property that would expire at the end of the month. After some discussion the Board offered the following suggestions: that effort should be made to maintain this historic structure, if at all possible, including financing from the Community Preservation Act or from the state under historic preservation funding. Also, that any new structure would need to follow the existing footprint and that use of side and rear areas could not exceed what was being used at present. The Board asked if A. Cormier could get an extension on his option and expressed a willingness to continue to work with him. L. Adams commented that a variance might be difficult to obtain. A. Cormier thanked the Board for its time and said he felt he had benefited significantly from the discussion.

THE SANCTUARY DEFINITIVE PLAN - PUBLIC HEARING CONTINUATION – Robert Moss

James Bernadino and Kenneth Strom came before the board to discuss design revisions to the Sanctuary Subdivision plan. Robert Moss was not in attendance. J. Bernadino informed the Board that he had presented an updated traffic plan and added that it showed no significant impacts on Cedar Street and because the project was much reduced there were fewer impacts on Arnold Road. The Board questioned J. Bernadino as to the feasibility of a turning lane at Arnold Road and Route 20 and commented that while the sidewalk was a recent addition, in the interest of safety it would much prefer the turning lane. J. Bernadino said that he would speak with R. Moss regarding a turning lane.

J. Bernadino said that he had discussed the project with G. Morse and that future revisions would reflect the changes agreed upon. S. Gibson-Quigley then proceeded to go through the items contained in G. Morse's memorandum of July 19, 2002, asking the presenters to comment on the status of each item.

Item #1 – Water and Sewer Lines – There is a water booster plan with The Sanctuary and The Highlands

Item #2 – Parcel B Easements – J. Bernadino stated that this parcel would be divided, a portion to the abutter and a portion to the Town.

Item #3 - Water Booster Pump Station – J. Bernadino said that plans had been submitted for this infrastructure.

L. Adams said that G. Morse was reviewing them and would need further revisions.

Item #4 – Relocation of manhole - This has been corrected on the plans.

Item #5 – Laterals to be 1½ inch not 1¼ inch – Corrected.

Item #6 – Odor Control – L. Adams noted that some land should be reserved should additional equipment be necessary for odor control. J. Bernadino felt that a reduction in the pipe size could effect this. L.

Adams said this should be deferred to DPW.

Item #7 - Finished grades at intersections – Corrected.

Item #8 – Rights of way and pavement – Corrected.

Item #9 – Dam maintenance responsibilities – J. Bernadino stated that the dam would be owned and maintained under a homeowner's association. L. Adams asked that the Association Agreement be presented before the project's approval.

Item #10 – Gravity sewer connections – To be owned by the homeowners with those within the easement to be maintained by the Town.

Item # 11 – Incorrect placement of under-drain – Corrected.

Item #12 – Water line loop – Valving location may be an acceptable alternative. (Subject to DPW approval.)

These revisions will be reflected in the next set of plans to be submitted.

S. Gibson -Quigley then took up the DPW memorandum of August 19th relating to the proposed booster station. L. Adams informed the Board that G. Morse had run the pressure test that afternoon and was extremely concerned with the lack of pressure at the site. He felt that the report was insufficient and that additional testing would be necessary. L. Adams also commented that the water line was not looped.

Some of the abutters expressed concern with the water lines and hook up. The Board felt this issue should be taken up at the next meeting.

L. Adams also expressed a concern with lot 14. He noted that the Board's policy was to have all public infrastructure on separate parcels and not on easements. He suggested that the detention basin on lot 14 and the easement access be on separate parcels. J. Bernadino asked if the lots would then need to be reconfigured. The Board decided that the access and detention basins would need to be on separate parcels and that they would expect to see some lot line revisions at the next meeting.

M. Cooney noted that if this subdivision did not hook up to town water, it would lose the ½ acre lot size provision and would then need to increase the lots to ¾ acre. The Board concurred.

Motion: to continue the public hearing to September 24, 2002 at 7:45 PM, by M. Beaudry
2nd: R. Wheaton
Discussion: None
Vote: All in favor

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

Adjournment at 8:30 PM