

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, September 24, 2002

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

Absent: Bill Muir
Robert Wheaton

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda. She stated that the Sanctuary Public Hearing would be continued to another meeting due the lack of sufficient members eligible to vote. She announced that the Board had been invited to attend the dedication ceremony for the Tantasqua Regional High School Building Project, September 26, 2002, at 7:00 PM. The public was also welcomed to attend. The minutes of September 10, 2002 were reviewed.

Motion: to accept the minutes of September 10, 2002, as written, by M. Beaudry
2nd: M. Raphaelson
Discussion: None
Vote: In favor: M. Beaudry, D. Hill, M. Cooney and M. Raphaelson

ANR'S

GMC Inc. – Old Towne Road/Lake Road – previously approved – never filed or recorded
Mylar showed a new date (9-18-02) and stamp

NUMBER OF PARCELS CREATED 0

LENDERS AGREEMENT – Allen Homestead

The Board signed the Lenders Agreement and the release of funds for The Allen Homestead. Russell Kelcourse noted that the Board member's signatures must be notarized. There had been a question about model homes for The Allen Homestead and The Preserve. After speaking with the Building Inspector, L. Adams said the model homes would be allowed. The models would not be wired or plumbed. He commented that Greg Morse, DPW Director, and the Conservation Commission felt the project was proceeding very well with terrific supervision. S. Gibson-Quigley expressed the Board's appreciation to Michael Suprenant and Russell Kelcourse for meeting the conditions that the Board had set.

STURBRIDGE HILLS – BOND RELEASE

Robert Williams requested a partial release of bond funds held in escrow for the Sturbridge Hills Project in the amount of \$69,422.32. This would leave a balance of approximately \$20,000.00 after the release. L. Adams recommended the Board release the funds since G. Morse valued the work left to be done at about \$17,325.00. S. Gibson-Quigley felt that the Board's concerns had been addressed. L. Adams had a weekly status report; no complaints from the residents or the buyers were apparent. D. Hill inquired as to the tennis court and the trails. R. Williams anticipated that by spring 2003, these items would be underway. After concurrence from the Board, S. Gibson-Quigley signed the release.

PLANNER'S UPDATE AND BOARD DISCUSSION

The Sanctuary Water Pressure Testing – The booster pump station discussed at the Board's last meeting had been designed and was included in the revised definitive plans of September 3rd. The location of the pump station would be an issue for the Board of Selectmen. The developer proposed the site to be underground at the Senior Center (Route 20) at the back of the property. The generator for the unit will be above ground. S. Gibson-Quigley felt it was important for the Board to know the location of the pump since a turning lane had been proposed for that same location.

The Highlands Subdivision Public Hearing Scheduling – October 29th – This project shares the water and sewer infrastructure of The Sanctuary. L. Adams asked the Board members to review the definitive plans and forward to him any comments they might have.

Scenic Roads – The Board would be recommending various roads for scenic roads status to the Board of Selectmen. The Scenic Road bylaw, adopted at the 2002 Annual Town Meeting, explained the criteria involved in the selection of these roads.

RRI – The Board was given correspondence regarding RRI under Executive Session. This was for informational purposes only and did not require any discussion or action at this time.

446 Main Street – Chinese Restaurant – Public Hearing Continuation – Site Plan Review on October 1st – L. Adams has a meeting scheduled with Greg Valiton, the engineer, for September 26th, to discuss the concerns the Board brought up at its September 10th meeting. He also noted that the project complies with the 10 foot by 20 foot parking spaces and that the number of seat and employees has been reduced, but they have increased the size of the building.

S. Gibson-Quigley asked L. Adams about George's Pizza expanding into the former location of the video store and with the new use of the structure she had concerns with the parking. L. Adams thought this might be an issue of whether the expansion was a non-conforming use. He had discussed with the Building Inspector about the new provisions for expansions of pre-existing non-conforming uses that were allowed under a special permit. He recommended any questionable use be referred to the Zoning Board of Appeals for a finding as to whether such expansion and alteration would be more detrimental. S. Gibson-Quigley recalled Bob's Ice Cream coming before the Board for Site Plan Review and felt the same procedure should be in order for George's Pizza. L. Adams offered to send a memorandum to the Building Inspector addressing the issue with a copy forwarded to the Selectmen. S. Gibson-Quigley requested L. Adams send the memorandum directly to the Board of Selectmen, rather than the Building Inspector, due to past experiences.

THE SANCTUARY PUBLIC HEARING CONTINUATION

S. Gibson-Quigley explained that D. Hill and M. Cooney were not eligible to vote, having missed part of The Sanctuary public hearings. The Board needed at least four votes for approval or disapproval of The Sanctuary Subdivision; and with the absence of B. Muir and R. Wheaton, there were not enough members present for a quorum. Therefore, the Board concurred to continue the public hearing to a later time and date. L. Adams noted the following agenda schedules: October 1st – Whittemore Woods at 7:15 PM and the Chinese Restaurant at 8:30 PM; October 29th – The Highlands at 7:30 PM. The Board agreed to begin the October 1st meeting at 6:30 PM in order to accommodate the proponent and continue The Sanctuary public hearing on that date at 6:40 PM. The Board extended its apologies to Robert Moss, developer and the public for having to delay the continuance.

S. Gibson-Quigley recognized Mike Loin and the Board discussed the curb cut at the Boardwalk project. M. Loin was asked to present the plan for the proposed cut at the October 29th meeting at 8:15 PM.

PARK PLACE – PRELIMINARY SUBDIVISION PLAN REVIEW

Mike Loin presented the plans that showed residential house lots with adequate frontage tying into the Blueberry Lane area with the main access road of the subdivision on Main Street (Route 131). The proposed roadway would be a cul-de-sac measuring approximately 2,100 feet long. A second means of egress was proposed about 500 feet from the end of the cul-de-sac through the use of an emergency graveled access drive that would tie into Blueberry Lane. S. Gibson-Quigley wanted to know who would maintain the gravel road in the case of washouts. M. Loin said that would have to be worked out with G. Morse. L. Adams did not feel that the graveled road satisfied the 500-foot dead end cul-de-sac design criteria set by the Board. M. Loin noted there were 22 house lots within the subdivision, one of those was actually located on Farquhar Road. S. Gibson-Quigley felt the Board had concerns with both the length of the roadway, the safety issue with it exiting onto Main Street and the number of houses located on it. M. Cooney asked M. Loin to clarify why the preliminary plan showed up to 26 lots. M. Loin explained that the discrepancy of lots was from ANR lots previously approved by the Board for Farquhar Road. The lots would be serviced by town water through a looped water system from Main Street through the subdivision out to Farquhar Road. Two areas of wetlands have been flagged by wetlands scientists. The utilities will be underground.

The main property has a water/sewer stub located onto it and the proponent understood that the preliminary plan was before the Board with the assumption of tie-in approval for water and sewer from the Selectmen. M. Loin noted that the subdivision would require a sewer pump station to go up to the sewer line to the pump station on Farquhar Road. S. Gibson-Quigley asked how the Selectmen's detail plans for the sewer tied in with the definitive plans required by the Board. M. Loin explained he had been required to submit in his application for the Selectmen (for previously proposed condominiums at this same location) a complete definitive detailed plan for the sewer system. D. Hill questioned if detailed plans had been required by the Selectmen for anyone else in the past. S. Gibson-Quigley thought this was a question the Board needed to have address by the Selectmen. She felt the plans could change dramatically if the project was not approved for water and sewer. Therefore, she hesitated to have the Board spend its time reviewing the present plans. M. Loin hoped the Board would review the plans to "weed out" the other issues that might exist for the site.

L. Adams shared other issues he had discussed with the DPW Director – he did not feel the booster station could be located so close to the wetlands as was proposed and the proposed gravel drive was in the side setback for the lot and it should be moved away. S. Gibson-Quigley reviewed the issues of the Board – the road layout; the Route 131 egress was a safety concern; the 100-foot setbacks for the houses; detention basins should be on individual parcels with access deeded to the Town – M. Loin said they would be in the buffer zone of the wetlands. M. Loin requested a copy of the list of the issues discussed along with a copy of the minutes.

NEW BUSINESS

L. Adams stated zoning amendments were usually discussed at this time of year. He felt the only item would be the Rate of Development Bylaw that should include some discussion with the Selectmen on these design issues. S. Gibson-Quigley asked for issues from the Board members. M. Beaudry would like to get some answers regarding the water and sewer – capacities, how it is measured and how permits for subdivisions were issued. L. Adams commented that the Zoning Board of Appeals was working on a draft for Rules and Regulations for Special Permits and he recommended that the Planning Board do the same. Some development within the watershed protection overlay zone will fall under special permit provisions under the Planning Board; and there may be an increase in that process. He recommended the Board have some regulations in place.

Motion: to adjourn, by D. Hill

2nd: M. Beaudry

Discussion: None

Vote: All in favor

Adjournment at 8:30 PM