

**STURBRIDGE PLANNING BOARD**  
**MINUTES OF**  
**TUESDAY, October 1, 2002**

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

**Absent:** Robert Wheaton

**Also present:** Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 6:30 PM and read the agenda. The minutes of September 24, 2002 were reviewed.

**Motion:** to accept the minutes of September 24, 2002, as written, by M. Cooney  
**2<sup>nd</sup>:** M. Raphaelson  
**Discussion:** None  
**Vote:** In favor: M. Beaudry, D. Hill, M. Cooney and M. Raphaelson  
Abstain: B. Muir

**ANR'S**

None received

**THE SANCTUARY PUBLIC HEARING CONTINUATION**

S. Gibson-Quigley explained that The Sanctuary public hearing scheduled for 6:40 PM had been continued, as R. Wheaton was not in attendance. D. Hill and M. Cooney were not eligible to vote, having missed part of The Sanctuary public hearings. Robert Moss requested a straw vote, which indicated he would have only three votes for approval. Aware he needed at least four votes for the project to be approved, he agreed to continue the public hearing to October 29<sup>th</sup> at 8:15 PM, when five members would be present who could vote.

**WHITTEMORE WOODS DEFINITIVE SUBDIVISION PLAN – PUBLIC HEARING – Waterman Design; Swiacki & Co., LP**

S. Gibson-Quigley opened the public hearing at 7:15 PM. M. Cooney read the legal notice.

Wayne Belek and Paula Thompson, Waterman Design Associates, presented the plans on behalf of Swiacki & Co., Limited Partnership. Also present was Mike Abend, Abend Associates, who had conducted the traffic assessment for the project.

W. Belek explained the existing site covered 54 acres bounded by Whittemore Road to the north and by Fairview Park Road to the south. The property was generally wooded having 16.9 acres (31%) of wetlands and moderate topography. The proposed plan showed two roadways – Roadway A which was a through road (approx. 2,300 feet) from Whittemore Road to Fairview Park Road with a maximum grade of 4%, a minimum grade of 1% and a pavement width of 26 feet servicing 30 houses and Roadway B – a 500-foot cul-de-sac with a maximum grade of 6%, a minimum grade of 2%, a pavement width of 24 feet and a bulb width of 90 feet (no green space) servicing seven

houses. Approximately 45% of the site would be retained as open space (the Conservation Commission had expressed interest in maintaining ownership). The plans also showed that the general drainage patterns indicated the flow to be in an easterly direction; four detention basins; storm water treatment units that would comply with the storm water management guidelines; a gravity sewer system on site (unlike the originally proposed preliminary plans having a low pressure system), running for Road A to Phase Two, out to Whittemore Road and the Hobbs Brook lift station and from Road B to Phase Three and on to Southbridge; an eight inch water main running from Whittemore Road to Fairview Park Road and another that would service the cul-de-sac; there would be 65 street trees per regulations.

W. Belek explained the single entrance and double entrance drives that were proposed, noting off-site traffic improvements would be looked at for Whittemore Road regarding the S-curve located approximately 200 feet to the east of the project. He spoke about relocating and adding traffic signs and providing pavement re-striping, reducing the present 13-15 foot lanes to narrower lanes to encourage slower speeds. The Board did not feel narrower lanes and signage was a remedy for correcting the traffic issue.

S. Gibson-Quigley reviewed issues outlined by L. Adams in his memo to the Board dated 10-01-02. Items addressed were: 1) disposition of open space; 2) a proposed easement within OS-6 Open Space Parcel should be owned by the Town; 3) double barrel entry at Whittemore Road should be maintained for safety; 4) curbing should be left to the discretion of the DPW Director; 5) the Board should know the disposition of Parcel A and Parcel B; 6) additional landscaping for screening should be provided for abutters at the Whittemore Road intersection; 7) drainage concerns may support Roadway B to measure longer than 500 feet (length of cul-de-sac measured to the middle of the bulb); 8) 97% alignment of Roadway A with Whittemore Road was acceptable since it would reduce wetlands disturbance as well as provide be a safe alignment; 9) proposed roadway names need further discussion with relevant department heads; 10) no detention basin maintenance plan in place as requested in the preliminary level; 11) no snow storage area, also requested at the preliminary level; 12) public improvements to be completed in one phase and 13) water line looping needed to be clarified with the DPW Director. (See attached memo)

S. Gibson-Quigley opened the Board discussion. M. Cooney stated she would like clarification as to the disposition of the open space within the subdivision. S. Gibson-Quigley noted the Board would not endorse the plan without clarification of this issue. M. Raphaelson asked if the proponent was firm about keeping Parcel B for either the abutters or as open space or could it be deeded to the Town. L. Adams noted that there had not been a filing yet with the Conservation Commission on the project and that there were significant drainage issues. M. Raphaelson wanted to know if the cul-de-sac must all be paved – W. Belek said he would check with the client. B. Muir commented that Parcel A was part of an old septic system plan for the shopping center and it could not be part of the subdivision because it was already part of a site plan approval for the location of a Title Five septic system addressed some two years ago. L. Adams felt the issue was whether or not this was a parcel within the subdivision. He would clarify whether or not the parcel was under this pervue. W. Belek said that, at that time, Parcel A was not a parcel, it was an easement that W. Swiacki granted to the shopping center. He did not believe Parcel A was part of the subdivision. W. Belek would clarify this issue with the registered land surveyor at his office. B. Muir also expressed concern with the entrance at Whittemore Road and the Town's access to the detention basin off the cul-de-sac. W. Belek stated the plan showed access through lot 1. This issue had been discussed with the DPW Director and L. Adams. It was a record easement with access through the easement for the detention basin. B. Muir felt this should be noted on the plan. L. Adams commented that the DPW Director would prefer, in this case, to use the easement and improve it to a gravel drive. M. Beaudry wanted to know the purpose for the OS-3 Open Space Parcel that was behind the subdivision properties and Fox Run. W. Belek said it offered the Town or Conservation Commission, should it become the owner of this parcel, the option of an active trail system to be linked throughout the subdivision. M. Beaudry was not in favor of this proposed fifteen-foot piece of open space. M. Beaudry felt the Whittemore Road intersection was unsafe, as did D. Hill. Michael Abend, of Abend Associates, the project's traffic engineer, acknowledged that the S-turn at the top of the site was dangerous. However, he noted there was 270 feet of visibility to the double barrel entrance and 290 feet to the single entrance. Based on federal standards and the documented speeds for the site, 262 feet of visibility was the safety requirement.

S. Gibson-Quigley reviewed the Tree Warden's memo dated 10-01-02 in which he expressed the following concerns: 1) street trees were not located properly within the plan – W. Belek commented the placement of the trees was to satisfy the root ball placement from the underground utilities and that easements would be provided. Tom Chamberland, Tree Warden, was not in favor of easements; 2) the open spaces would be stripped of vegetation for detention areas and access roads and should be listed as such; sloped and/or cleared areas, not needed, should be replanted – W. Belek commented that L. Adams and DPW Director would prefer detention basins be easily accessible which limits vegetation choices; 3) note #2 on page 15, landscape plans should have the sentence added "All substitutions shall be approved by the Tree Warden and the Planning Board."; 4) the developer had not applied for a determination of applicability for any tree removal permit under M.G.L. Ch 87 and Section 8 of the Town Bylaws and 5) the developer should be required to provide more than just the erosion and restoration mix on excavated slope and those areas where exposed soil exceeds ten feet.

S. Gibson-Quigley opened the hearing to the public for those wishing to speak for or against the project.

- Bob Kingman, 78 Whittemore Road – had no problem with the development, felt it was perfect for the Town, but did express his concern with the intersection created by the subdivision on what was already a dangerous site. S. Gibson-Quigley noted that, according to the accident data from the traffic study, there had only been seven reported incidents from January 1998 to July 2002. The Board shared the same safety concerns as B. Kingman. B. Muir was also concerned with traffic at the Fairview Park Road intersection exiting onto Route 131. The Board concurred that there had been many more accidents that had gone unreported.
- Peter Zeh, 42 Old Farm Road – concerned with the winter months when Whittemore Road becomes treacherous and he felt the addition of the intersection for the subdivision would create a greater safety issue.

Due to the time, S. Gibson-Quigley requested the public hearing be continued. L. Adams asked if the Board would be willing to continue the public hearing to the October 29<sup>th</sup> meeting since the next scheduled meeting would not be until November 19<sup>th</sup>. Constructive approval for this project would be about that time due to the submittal date of August 23<sup>rd</sup>.

**Motion:** to continue the Whittemore Woods Definitive Subdivision Plan public hearing to November 6, 2002 at 7:15 PM at the Town Hall, by M. Cooney

**2<sup>nd</sup>:** D. Hill

**Discussion:** None

**Vote:** All in favor

#### **446 MAIN STREET CHINESE RESTAURANT – ANDREWS SURVEY; GREGORY VALITON – SITE PLAN REVIEW - PUBLIC HEARING CONTINUATION**

S. Gibson-Quigley reopened the public hearing at 8:30 PM. Greg Valiton was present to discuss the revisions to the plans. He stated the building configuration had been changed to allow vehicles to pass behind it. The size of the building was reduced to 80 feet by 50 feet, the number of seats had been reduced to 110, the number of employees to ten, all 46 parking spaces had been changed to 10 feet by 20 feet and signage would indicate that no tractor trailers were allowed. G. Valiton noted the plans concurred with previous DPW issues and that he has requested the Conservation Commission amend the Order of Conditions to allow the change to the back of the building as shown on the revised plans. M. Cooney asked if the Tree Warden approved of the plans. G. Valiton said he would be coordinating with T. Chamberland the proposed changes that had a mixture of shrubs and low growing trees. The project still needed to go before the Design Review Committee.

**Motion:** to approve the 446 Main Street Chinese Restaurant Site Plan Review with the following conditions: 1) the submittal and discussions with the Design Review Committee be coordinated with input from the Planning Board and the Town Planner; 2) the issues identified in the Tree Warden's memorandum be reflected on the revised plans and 3) the issues reflected in the DPW memorandum be reflected in the plan, by B. Muir

**2<sup>nd</sup>:** M. Beaudry  
**Discussion:** None  
**Vote:** All in favor

**Motion:** to close the public hearing, by M. Cooney  
**2<sup>nd</sup>:** D. Hill  
**Discussion:** None  
**Vote:** All in favor

S. Gibson-Quigley reminded the Board of the following meeting schedule:

Tuesday, October 29<sup>th</sup> – The Highlands and the Sanctuary Definitive Subdivision Plan Public Hearing Continuation

Wednesday, November 6<sup>th</sup> – Whittemore Woods Definitive Subdivision Plan Public Hearing Continuation

Tuesday, November 19<sup>th</sup> - TBA

**Motion:** to adjourn, by D. Hill  
**2<sup>nd</sup>:** M. Cooney  
**Discussion:** None  
**Vote:** All in favor

**Adjournment at 8:55 PM**