

## STURBRIDGE PLANNING BOARD

### MINUTES OF

TUESDAY, October 29, 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 7:00 PM and read the agenda. She announced she had received a letter, dated October 20<sup>th</sup>, from Robert Wheaton stating that he was resigning from the Board. She expressed her appreciation for R. Wheaton's services to the Board and would notify the Board of Selectmen and the Town Administrator of his resignation. The minutes of October 1, 2002 were reviewed.

**Motion:** to accept the minutes of October 1, 2002, as written, by M. Cooney  
**2<sup>nd</sup>:** M. Raphaelson  
**Discussion:** None  
**Vote:** All in favor

### ENDORSEMENT – RELEASE OF FUNDS ALLEN HOMESTEAD

Michael Suprenant requested a release of funds (\$130,990.54) for The Allen Homestead Subdivision. Greg Morse has reviewed the work and recommended the release of funds. L. Adams hopes to have information regarding the improvements to the roadway up to Camp Road to the Board for its next meeting.

**Motion:** to release the funds, \$130,990.54, to The Allen Homestead, by M. Beaudry  
**2<sup>nd</sup>:** M. Cooney  
**Discussion:** None  
**Vote:** All in favor

L. Adams would sign the certificate and forward it to The Allen Homestead.

### ANR'S

### NUMBER OF PARCELS CREATED 1

Paquette - Trail Road - Jalbert Engineering, Inc. – 4 lots – forwarded to the November 6<sup>th</sup> meeting for DPW's review of the drainage.

Halterman - Westwood Drive - Jalbert Engineering, Inc. - Parcel Revision – this ANR raised a concern the Board had with regards to a Building Permit having been issued for a structure outside the property line – Approved as presented

Silverberg - Fiske Hill Road - Jalbert Engineering, Inc. – Approved as presented

## **PLANNER'S UPDATE**

The Boardwalk Curb Cut – MassHighway has approved the curbcut. L. Adams wants to be assured the curbcut would not create additional drainage problems and hopes it may correct problems that presently exist. Selectmen, Arnold Wilson stated that the Board of Selectmen had not been notified by the State of this curbcut permit and he requested the Board supply the Board of Selectmen with a copy of the plan for their comments. S. Gibson-Quigley noted the Board did not have an issue with this curbcut when it was presented because it felt the curbcut would improve internal traffic. She requested the Board see the permit and that the drainage issue on Route 20 be checked by DPW Director, G. Morse.

Spaho Professional Office Rt. 131 – Additional Parking – Mike Loin has requested four additional parking spaces. L. Adams suggested the project be revisited in terms of the impervious surface characteristics and the open space.

Comprehensive Planning – Master Plan – L. Adams asked the Board to think about looking at the Master Plan since the last one was done in 1988. The Board of Selectmen would also be asked to consider this.

The Preserve – Access through Forest Lane – issues regarding trespassing along Forest Lane going across the detention basins and into the trails that are there. L. Adams will visit the site with G. Morse.

Special Permits – Rules and Regulations – the Board was given a draft on Rules and Regulations for Special Permits along with a draft matrix of uses which he recommended it adopt. Waivers for projects that do not require an extensive submittal are addressed. These Rules and Regulations will be scheduled for discussion at the November 6<sup>th</sup> meeting.

M. Cooney mentioned that residents were complaining about the blasting at The Preserve. She felt someone should be present to oversee this and that a condition should be attached to the Definitive Subdivision Plans for all future subdivisions with regard to blasting given the amount of ledge within these projects. S. Gibson-Quigley asked if there was anyone overseeing a copy of the daily logs and seismic records of each blast and the day's activities, as well as the name and telephone number of a contact person. L. Adams offered to follow up with a letter to the Building Inspector and the developer to ask for the logs and to verify that the conditions are being met.

## **THE HIGHLANDS – PUBLIC HEARING SUBDIVISION DEFINITIVE PLAN – Robert Moss; Thompson-Liston Associates**

S. Gibson-Quigley opened the public hearing at 7:30 PM and M. Cooney read the legal notice. Robert Moss was present to discuss the plans. He commented that this was the first time he was aware there was an issue with the blasting at The Preserve. He would look into the nature of the complaints and immediately address the issue of residents not receiving notification of blasting. The revised Highlands Subdivision Plans showed 26 lots (2 lots to be retained by the McCurdys for a period of time as open space and 24 new homes) located on 69-70 acres, 50% of which would be permanent open space (with prohibitions against motorized vehicles and hunting) to be owned and maintained by a homeowner's association; a double-barrel roadway with two cul-de-sacs – one left and one right; retention areas to be located on individual lots that can be deeded to the Town per request of the Board and G. Morse; public sewers will service the project with a gravity system going down Arnold Road to Route 20; part of the approval for the subdivision will be the agreement that the sewer lines shall be relined in accordance with the DPW; an agreement with the Board of Selectmen to split the costs will allow a credit for ½ the work up to \$100,000; a proposed pumping station to be located by the Senior Center which should boost the water pressure to 80 - 90 pounds or a number to be determined by the DPW; water lines will be upgraded and current and valid Orders of Conditions have been issued by the Conservation Commission for the project.

R. Moss noted the benefits to the Town from the proposed subdivision – improvements to the Town’s water and sewer system would extend the life of the system 30 – 40 years; additional water pressure from the booster station will provide sufficient water pressure to Arnold Road in the case of a fire and the widening of the turning lane at Route 20.

M. Cooney asked if there were plans for plantings. R. Moss had met with the Tree Warden, Tom Chamberland, on both projects, The Highlands and The Sanctuary, relative to any impact on street trees - one tree within the Sanctuary will need to be cut. T. Chamberland would like the 20-foot wide separator between the two lanes coming into the subdivision used as a landscaping opportunity. L. Adams asked to have the separator maintained by the homeowner’s association. R. Moss offered to leave it as open space and have it be part of the association. D. Hill asked the grade coming onto Arnold Road - Jim Bernardino noted it was a 2% leveling area for 100 feet followed by a vertical curve at approximately 8% to another vertical curve to a 1% flat area. At no point did the grade exceed 8%. L. Adams commented that G. Morse supported the project, but will have him review the revisions in detail, the water line will not be looped and have been adjusted on the plans.

M. Cooney and M. Raphaelson acknowledged the efforts of R. Moss regarding the plan’s revisions.

S. Gibson-Quigley opened the public hearing to comments and questions from the public.

- Arnold Wilson – wanted to know when the Board of Selectmen would be approached about the granting of a pumping station on the Senior Center property and was the approval of the subdivision contingent upon widening the intersection of Route 20 and Arnold Road. R. Moss stated that when he presented G. Morse with his plans two months previously, G. Morse had indicated he would speak with the Selectmen about the pumping station. S. Gibson-Quigley said the Board had not discussed the latter question, but thought that L. Adams had proposed this issue in the order of conditions draft. B. Muir thought that Town Administrator, James Malloy, was aware of the widening of the intersection.
- Robert Briere, 50 Arnold Road – asked if the developer would consider changing the name of The Highlands to avoid confusion with the Highlands Farm located further along Arnold Road and also expressed his concern with the additional traffic flow and the loss of property to the residents in order to widen the road for the turning lane. R. Moss felt that the name of the subdivision would quickly disappear and the names of the roads would be used instead. S. Gibson-Quigley felt the Board was addressing the traffic issue by listening to the concerns of the public and making the necessary road changes.

L. Adams recommended the Board keep the public hearing open to accept plan revisions and obtain input from Tree Warden and the DPW.

**Motion:** to continue public hearing on The Highlands to November 19, 2002, at 7:30 PM, by M. Cooney  
**2<sup>nd</sup>:** D. Hill  
**Discussion:** None  
**Vote:** All in favor

#### **THE SANCTUARY – PUBLIC HEARING – SUBDIVISION DEFINITIVE PLAN - Robert Moss; Thompson-Liston Associates**

S. Gibson-Quigley opened the public hearing at 8:15 PM and M. Cooney read the legal notice. S. Gibson-Quigley explained that this was not a continuation of a previous hearing. The public hearing was being reopened due to the various absences of Board members and with the resignation of R. Wheaton, there would not be a quorum that could vote on the Sanctuary. By reopening the public hearing, all six members would become eligible to vote. It was S. Gibson-Quigley's opinion that the Board did not need a presentation by R. Moss, but that the Board

members could request information they felt was necessary. She thanked R. Moss for his patience and asked for questions from the Board.

D. Hill asked the disposition of the pond and the cost of the maintenance for the pumping station. R. Moss said the disposition of the pond would remain with the homeowner's association and that G. Morse would have input into the rules and regulations of the homeowner's association relative to the maintenance of the outflow of the pond. G. Morse would like the association to have an easement and the right to pass for the Town in the case of a pond emergency. R. Moss did not have an exact cost, but believed it to be between \$3,000.00 to \$5,000.00 per year to run the pumps. He noted that all water users would share in the extra cost, but all area homes would benefit from the increased water pressure provided by the new pumps.

S. Gibson-Quigley asked for comments or questions on the Sanctuary from the public. There were none.

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

The Board discussed the Orders of Conditions for The Sanctuary Subdivision. L. Adams reviewed the changes:

- 1) Item #24 A - J – Blasting, was added, (the same as used for The Preserve);
- 2) Item #18 – says that the project approval is conditioned on the widening improvements and the turning lane;
- 3) Item #4 – All drainage facilities and associated structure including pipe, looming and seeding shall be completed in accordance with the definitive plan prior to the release of any lot by the Planning Board. At R. Moss' request, the phrase was added – “or unless sufficient surety remains to ensure a completion of public infrastructure.”

S. Gibson-Quigley reviewed all conditions. (See attached)

The Board had discussion regarding Item #14 – the water booster pump location and Item #18 – should the subdivision proceed if the turning lane for Route 20 was not approved. L. Adams recommended the wording be, “Project approval is contingent upon application to the Board of Selectmen and to the MassHighway Department for street widening improvements and curbcut increases and turning lane additional and construction.” Also recommended on Item #17, omitting the words, “Director of Public Works” and adding, “have been approved by the Board of Selectmen and the Planning Board” and on Item #14 adding the words, “or unless some other plan has been approved by the Board of Selectmen and the Planning Board, all to the satisfaction of the Department of Public Works.”

**Motion:** to approve the Definitive Subdivision Plan for The Sanctuary with the conditions as outlined in the final draft of October 29<sup>th</sup> and the above revisions, by B. Muir  
**2<sup>nd</sup>:** M. Raphaelson  
**Discussion:** None  
**Vote:** In favor – B. Muir, D. Hill, S. Gibson-Quigley, M. Cooney and M. Raphaelson  
Opposed – M. Beaudry

L. Adams stepped away to make the necessary revisions to the Definitive Subdivision Plan Decision.

**DUNKIN DONUTS – CHARLTON ROAD – SITE PLAN REVIEW PRE-SUBMITTAL DISCUSSIONS –  
Jalbert Engineering**

Leonard Jalbert was present along with the proponents to discuss the project proposed for the intersection of Gifford Road and Route 20. It was noted that L. Adams had advised the access be located from Gifford Road only, with no access from Route 20. L. Jalbert spoke with G. Morse who wanted the access to be from Route 20 and not Gifford Road. Initially, the plan showed a 36-seat restaurant facility much like that across from the Fiskdale Post Office (Main St.) with a 5,000-sq. ft. retail company which would have an entrance only or entrance/exit from Route 20 with an access onto Gifford Road or any other combination. L. Jalbert had no questions pertaining to drainage, lighting and other issues. His concern was with the access. S. Gibson-Quigley commented that the Board was not aware of discussions held with the Town Planner or G. Morse. The Board was, however, cautious about traffic onto Route 20 in that area. A site plan had been denied because of traffic issues at that location just recently. M. Beaudry pointed out that the Board had gravely underestimated the traffic impact from the Dunkin Donuts located 469 Main Street, Fiskdale. When L. Jalbert mentioned a traffic study for the area, the Board did not see a need for one since they were already aware of the traffic situation. S. Gibson-Quigley felt discussion at this time on the project should be continued with the Town Planner and the DPW or that the proponents come to the Board with plans for Site Plan Review.

L. Adams presented the Board with the revised decision for The Sanctuary reflecting changes to Item #14, Item #17 and Item #18. The Board signed the approved Decision for Definitive Subdivision Plan for The Sanctuary.

M. Cooney announced that the Community Preserve Act Committee would be meeting on Monday, November 4, 2002, at 7:00 PM and invited the public to attend as the Committee welcomed new ideas.

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

**Adjournment at 9:12 PM**