

STURBRIDGE PLANNING BOARD
MINUTES OF
WEDNESDAY, November 6, 2002

Present: Sandra Gibson-Quigley, Chair
Mike Beaudry
Marge Cooney
Bill Muir

Absent: Deb Hill
Milton Raphaelson

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:05 PM and read the agenda. She noted the absence of two Board members and added that the Town of Sturbridge was accepting Letters of Interest to fill the vacancy on the Board due to the resignation of Robert Wheaton. Letters are to be sent to James Malloy, Town Administrator, at the Town Hall no later than November 20th. The minutes of October 29, 2002 were reviewed. M. Cooney commented that the date of the Community Preservation Act Committee meeting, mentioned on page 5, should read November 4, 2002.

Motion: to accept the minutes of October 29, 2002, as corrected, by M. Cooney
2nd: M. Beaudry
Discussion: None
Vote: All in favor

ANR'S

There were none.

S. Gibson-Quigley asked the status of the ANR regarding four lots on Trail Road from Paquette submitted by Jalbert Engineering, Inc. at the October 29th meeting. L. Adams said it was still being reviewed. Greg Morse wanted to determine that the drainage easement was located on the property line and that the area for a booster pump or a sewer pump previously agreed upon, would be added to the plan.

RELEASE OF FUNDS – STURBRIDGE HILLS

S. Gibson-Quigley read the request from Robert Williams for the release of \$15,000.00 from the bond for the Sturbridge Hills Condos. This would leave \$5,000.00 plus the accrued interest to secure the paving of Colonial Drive. L. Adams stated that Greg Morse had no objections to the release of funds and recommended the Board vote to execute the memorandum prepared for S. Gibson-Quigley's signature, authorizing the partial release of funds by the Director of Finance.

Motion: to allow the Chair to sign the release of the \$15,000.00 from the bond funds held in escrow for Sturbridge Hills Project, by M. Beaudry
2nd: M. Cooney
Discussion: None
Vote: All in favor

S. Gibson-Quigley signed the release.

RELEASE OF LOTS – BROOK HILL

L. Adams explained the request was for the release of six lots that had been reviewed by the DPW. He suggested the Board wait until the November 19th meeting to sign the lot release allowing time for the binder course to be put down. The Board concurred in order to be consistent with its normal procedures.

PLANNER'S UPDATE

Collette Road Improvements – L. Adams is waiting for a memorandum with an updated recommendation from the Tree Warden. Further negotiation with the developers will be necessary for the widening of the road since the property is owned by the developers and not the Town. The cost shares must be determined to get the work done.

The Preserve – Access through Forest Line – L. Adams and G. Morse will discuss with Robert Moss a means to provide the Town with access to the detention basin without creating a thoroughfare to the open space in back of the project. It is their intention to protect, but not infringe on the ownership issue of the open space, and not have any maintenance responsibility.

Special Permits – Review and Adoption of Rules and Regulations – L. Adams asked The Board to continue to review the draft and be prepared to discuss and adopt the document at its December 3rd meeting. M. Cooney commented on Item 3.0 – she suggested “an agent **acting on behalf of a property owner** or prospective purchaser”; Item 4.02(18) – she suggested “Assessor's Office, **up to date within fifteen days prior to the mailing,**” and a Certificate. L. Adams noted he would insert “current” regarding the abutters list. S. Gibson-Quigley questioned Item 6.0 – REVIEW – as to who would be keeping track of the reviews. L. Adams would be responsible for the tracking, along with the Board's clerk.

The Preserve – Blasting Enforcement – L. Adams has spoken with R. Moss and the onsite contractor. The blasting is complete and the logs will be furnished for review. Mark Lev and the Fire Chief will be briefed on the conditions for blasting for The Sanctuary Subdivision.

Scenic Roads – The Selectmen would like the Board to designate which roads it feels are scenic roads. These would be roads that exemplify the rural character of Sturbridge, those with stonewalls, tree canopies, older trees, etc. The Board should be prepared with suggestions for its December 3rd meeting.

S. Gibson-Quigley mentioned the memo from J. Malloy (11-05-02) regarding the “Dialogue for the Future.” The Selectmen will have this discussion at the first half of their informal work session on the second Monday of each month. “Dialogue for the Future” will begin on November 12th, 6:30-7:30PM, and all Board and Department Heads are invited to attend.

WHITTEMORE WOODS – CONTINUATION OF PUBLIC HEARING

S. Gibson-Quigley noted that only four Board members were present. She explained to William Swiacki that if the public hearing were continued, he would have only four eligible members who could vote and he needed four votes of approval for the passing of the Whittemore Woods Subdivision. For these reasons, W. Swiacki requested a continuance. The constructive approval date for this project is be November 21st. L. Adams recommended the Board be prepared to resolve any outstanding issues and vote on the 19th. Otherwise, it must entertain a continuation request for W. Swiacki.

Motion: to continue public hearing on Whittemore Woods to November 19, 2002, at 8:15 PM, by M. Beaudry
2nd: M. Cooney
Discussion: None
Vote: All in favor

L. Adams offered to stay and discuss with W. Swiacki the issues that he and the DPW are looking at for this project.

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

Adjournment at 7:35 PM