

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 3, 2003

Present: Mike Beaudry
Sandra Gibson-Quigley, Chair
Deb Hill
Thomas Kenney
Milton Raphaelson

Absent: Marge Cooney
David Yaskulka

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda commenting that the Board Reorganization and the public hearing continuation for 25 Library Lane would be rescheduled for the June 17th meeting. The minutes for May 20, 2003, were reviewed. S. Gibson-Quigley noted the insertion of Attorney Dolores Boogdanian's name to page four, first full paragraph.

Motion: to accept the minutes of May 20, 2003, as amended, M. Raphaelson
2nd: M. Beaudry
Discussion: None
Vote: In favor – T. Kenney, M. Beaudry, S. Gibson-Quigley and M. Raphaelson
Abstain – D. Hill

ANR'S

Mashapaug Road (#134, Lot 11) – Removal of Restriction – Sturbridge Realty LLC – L. Adams and Greg Morse were satisfied that the lot now had adequate access - Approved as presented.

PUBLIC HEARING CONTINUATION – 25 LIBRARY LANE BED AND BREAKFAST

This public hearing was not opened because the Board needed a quorum of a super majority (five members) for a special permit and there were only four voting members present. T. Kenney (appointed April 2003) was not at the public hearing when it was originally opened and therefore not eligible to vote. The Board had two options – 1) continue the public hearing to June 17, 2003 or 2) repost the public hearing which would allow T. Kenney to become an eligible voting member. L. Adams had spoken with Attorney Hammond who preferred to go with the reposting (meeting of July 1, 2003) if it appeared the vote was in question.

The Board discussed its scheduling dates for the summer. It agreed on scheduling the Bed and Breakfast public hearing on July 1st. It also agreed to meet on July 15th.

Motion: to allow the applicant to withdraw without prejudice for the purpose of reposting for a public hearing on July 1, 2003, by M. Raphaelson
2nd: T. Kenney
Discussion: None
Vote: All in favor

L. Adams believed the time for the hearing would be 7:15 PM on July 1, 2003. S. Gibson-Quigley requested L. Adams remind the applicant for the filing fee.

LAUREN LEDGE – RELEASE REQUEST AND CONSTRUCTION UPDATE

Originally scheduled for 8:00 PM, L. Adams had notified Attorney Edmond Neal's office that the scheduled time had been moved up to 7:20 PM.

PLANNER'S UPDATE

ANR Fee Schedule – Site Plan Review Schedule – L. Adams would be doing more research to determine a fair fee schedule. As part of the application process, he would be requesting the construction cost estimate be verified by the applicant using RS Means (a national standard). He would also look at standardizing the fees for special permits. Currently, three boards handled special permits and each had a different fee schedule. The final approval would be submitted to the Board of Selectmen.

ZZZ Tech Site Improvements – Because the State would be reconstructing Route 131, L. Adams suggested that this project come back for redesign, if necessary, once the State had completed the Route 131 improvements. S. Gibson-Quigley asked to see a site plan so the Board would know what was being done to the project (ex. parking and waivers.) T. Kenney questioned the six-foot deep planter which he remembered had been requested at the Board's May 20th meeting. It was L. Adams' understanding that the DPW Director had approved the work that had been done on the property, though he realized it was not what had been requested by the Board. L. Adams also thought a six-foot deep island would go along the curve to separate the two driveways. The Building Inspector would not be issuing an occupancy permit until the Board came to a consensus on the site characteristics.

Scenic Roads – L. Adams would start another list as Board members had not been able to locate their selections for potential scenic roads.

ZBA Hearing – RRI Appeal from Building Inspector – The appeal had been continued to the evening of June 11, 2003.

Estates at Sturbridge Farms AKA Park Place – L. Adams had received an application for seventeen house lots, of which fifteen had passed percolation tests and two would be on grinder pumps proposed for tie-ins to an existing sewer stub. Three additional lots had been developed which were part of the parcel bringing the number to twenty lots. L. Adams would review the plans for completeness and send a memo to Mike Loin regarding the submittal. This project would be the first under the Board's new Subdivision Rules and Regulations. It was indicated on the application that this was an evolution from a preliminary plan. L. Adams' records showed the preliminary plan was filed in July 2002 and that this plan did not follow seven months after the preliminary plan. Therefore, he deemed it a new application allowing 135 days for review rather than 90 days. Possible scheduling date - July 15, 2003.

Meeting with Quinebaug-Shetucket – Open Space Design Alternatives – L. Adams deferred comment to the next meeting due to D. Yaskulka's absence. He did offer that workshops were in the plans for various Boards regarding open space and cluster development.

M. Raphaelson asked the status of the Stallion Hill property sale. L. Adams noted that the project had been withdrawn and it was questionable if the approval (valid for two years - November 2004) from the State was transferable to new ownership if the sale did go through. L. Adams did not believe the land had yet been transferred to any other parties.

LAUREN LEDGE – RELEASE REQUEST AND CONSTRUCTION UPDATE

L. Adams had determined there was a cash bond (\$376,149.00) for the infrastructure on this project which had been in place since its inception. He felt there was no reason to not release the remaining six lots. Some concerns of G. Morse and L. Adams were lack of monolithic pavement between the sidewalks and the driveways; paving on a turn around was damaged; storm drains needed to be cleaned; no landscaping and the detention basin needed attention. The Board questioned why building permits had been issued for these lots before the lot releases had been approved.

by them. L. Adams would be looking into this issue. S. Gibson-Quigley asked how the Building Inspector would know that the lots had been released. L. Adams said he would have to ask and felt this was an example of the lack of coordination between Departments.

Motion: to release for the Lauren Ledge Subdivision Lots 1, 4, 5, 8R, 12 and 14 and to still hold the cash bond for \$376,149.00, by D. Hill

2nd: T. Kenney

Discussion: There was a question asked if there could be partial amounts released from the cash bond. L. Adams said this could be done and added that even the type of surety could be changed at any time.

Vote: All in favor

The Board endorsed the lot releases.

Motion: to adjourn, by M. Beaudry

2nd: D. Hill

Discussion: None

Vote: All in favor

Adjournment at 7:50 PM