

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, August 17, 2004

Present Sandra Gibson-Quigley, Chair
Thomas Creamer
James Cunniff
Thomas Kenney
Milton Raphaelson
David Yaskulka

Absent: Debra Hill

Also present: Lawrence Adams, Town Planner

S. Gibson-Quigley called the meeting to order at 7:00 PM and read the agenda. The minutes of July 13, 2004 were reviewed.

Motion: to accept the minutes of July 13, 2004, as presented, by M. Raphaelson
2nd: T. Creamer
Discussion: None
Vote: In favor – T. Creamer, J. Cunniff, M. Raphaelson and D. Yaskulka
Abstain – T. Kenney

ANR's

GMN Inc. – 20 Old Town Way (Spring Hill Estates, aka Spring Hill Road) – Para Land Surveying – reconfiguration - Lot 7 to be combined with lot 6, easement will remain in place. L. Adams noted that a drainage problem still existed at this location and asked that his comment be forwarded to K. Pecoy – Approved 0

Cheney-Hoffman-Allan Nominee Trust – 4 Mt. Dan Road – Para Land Surveying – Section 6 Lot Split – Mr. Cheney had provided evidence to R. Para and L. Adams that the structures on this parcel existed prior to zoning (1965); S. Gibson-Quigley noted that these lots could not be subdivided at a later date – Approved 1

Laverne/Tremblay – 344 New Boston Road – Para Land Surveying – reconfiguration – Approved 0

Grossi – 680 Mashapaug Road/Route 15 (formerly Howard Johnson's) – Huntley Associates – Existing Boundary Plan, resurveyed by the State and sold at auction - no new lines – Approved 0

Davis – 261 Holland Road – Para Land Surveying – 3 lots (house and barn presently on one of the lots) – Approved 3

Warrington – 23 Cooper Road – Bertin Engineering Associates, Inc. – 1 lot - L. Adams commented that the plan should have shown more of the abutting property, but was comfortable with the Board approving the division. – Approved 1

Sturbridge Realty Trust – Technology Park Road – Bertin Engineering Associates, Inc. – Existing Plot Survey – Approved 0

Marin Realty – 83 McGilpin Road – Messier and Associates – reconfiguration – Approved 0

OF PARCELS CREATED 5

**PUBLIC HEARING – ESTATES AT STURBRIDGE FARMS – DEFINITIVE SUBDIVISION
Bertin Engineering, Inc. for Spaho Corp.**

S. Gibson-Quigley opened the public hearing at 7:35 PM and T. Kenney read the legal notice. S. Gibson-Quigley acknowledged the receipt of a memorandum dated 08-12-04, referencing changes to the submitted plan from the proposed 20 lot subdivision with a through road from Farquhar Road to Route 131 and a cul-de-sac to a 15 lot subdivision with a proposed 1,900 foot loop roadway and not a through road. The Board took issue with this revision as it was a significant change from the original definitive plan and not representative of the plans reviewed by the Board of Health or those that were available for review under the original posting. Michael Loin, of Bertin Engineering Associates, Inc., stated that the revision was the result of a compromise relative to issues with the Conservation Commission and planning and zoning concerns. He asked that the Board allow the revision as a progression process.

S. Gibson-Quigley asked for the opinion of other Board members. Though members appreciated the efforts to satisfy the issues noted, it agreed the changes were substantial. With situations like this in the past, applicants had withdrawn their submittals. M. Loin requested the Board extend the public hearing process if it was in favor of the 20 lot plan. He would bring that plan before the Conservation Commission for its approval and return to the Board with a new definitive plan. Members agreed its purpose was to approve plans, not redesign them. T. Creamer commented that he had been reviewing the 15 lot plan in preparation for the evening's public hearing and though there might be benefits for the Town and the development with the new plan, he felt ill prepared due to the lack of essential information within the memorandum.

L. Adams offered that the Board had been working with the applicant for two years on the project. He emphasized that the Board's statutory responsibility was to take final action on a definitive final subdivision plan and recommended that the Board approve or disapprove the submittal unless it was withdrawn. He recognized M. Loin was seeking feedback from the Board, but such a request was appropriate under a Preliminary Plan application statutorily filed with the Planning Board and others. He added that the Board's first order of business should be to take action on the plan as presented and recommended the Board segregate the two plans and take action on the first submittal. M. Loin responded that the applicant wished to proceed with the 20 lot subdivision plan as submitted.

S. Gibson-Quigley noted that the following item were missing from the application –

- An Environmental Analysis Report conducted by an independent environmental firm – M. Loin stated a waiver request had been made in his letter dated 06-04-04. S. Gibson-Quigley was given a copy of the letter by M. Loin as it was not in the Board's files.

After a brief discussion with the applicant, M. Loin came back to the Board and requested that the 20 lot subdivision plan be withdrawn without prejudice due to the effort the Conservation Commission had made on the revised plan. D. Yaskulka asked that the next submittal be complete in its contents.

S. Gibson-Quigley asked if there was anyone wishing to be heard before the close of the public hearing –

- Arnold Wilson, 21 Cedar Street – felt the developer's withdrawal was a good idea, asked that if future submittals for this project had an opening onto Route 131 that it meet all the criteria of the state highway and that the new design proposal should work with those proposed in the Town's changes to Route 131 and asked if the Board had received a letter from the Board of Selectmen which supported the 15 lot subdivision for sewer. S. Gibson-Quigley did not have any such letter in her file. T. Kenney requested a copy of that letter.

Motion: to close the public hearing, by T. Kenney
2nd: M. Raphaelson
Discussion: None
Vote: All in favor

Motion: to accept the withdrawal without prejudice of The Estates at Sturbridge Farms Definitive Subdivision Plans, by D. Yaskulka
2nd: M. Raphaelson
Discussion: None
Vote: All in favor

S. Gibson-Quigley asked that in the future M. Loin submit a one page narrative of the Stormwater Drainage Analysis in addition to the full report and when stating in a submittal “there is no impact” she would like to know the facts that support that conclusion.

M. Loin briefly discussed the 20 lot plan noting that of the 23 acre parcel, 13 acres would be proposed as open space deeded as permanent preservation with a 1,900 foot looped road opening onto Route 131 and a reduction of impervious surface. M. Loin referenced the Board’s regulations which allowed for longer dead end streets if necessitated by topography, wetlands or other conditions or in the interest of the community. For those reasons, the Conservation Commission supported this plan. D. Yaskulka asked how the Town had chosen to use 500 feet as the length when reviewing cul-de-sacs. L. Adams stated that the 500 foot cul-de-sac design derived from the State’s Subdivision Control Law written in 1965 which said Planning Boards could limit its cul-de-sacs to 500 feet. He recommended the Board could consider waiving this requirement for good community interests. The Fire Chief had no objection to this plan since there would be fire hydrants within the project. Some issues against a long cul-de-sac – school bus turnarounds, snow plowing, separated neighborhoods and water pressure. T. Kenney had a concern with the entrance/exit angle onto Route 131. M. Loin said this concern had been addressed.

- A. Wilson asked if the developer considered an entryway off Farquhar Road to a cul-de-sac whereby eliminating the entry onto Route 131. M. Loin said these alternatives were not a consideration due to the wetlands.

S. Gibson-Quigley felt the sense of the Board was that it was not against the longer loop road, drainage issues needed to be addressed, a sufficient traffic impact study and environmental report was needed, a 90 degree angle opening would be necessary onto 131 and mechanisms for the permanent open space preservation should be part of the plan. She recommended m. Loin check with Greg Morse, DPW Director regarding the detention basin.

- Charlie Blanchard, 26 Farquhar Road – asked if a traffic study was done before issuing the curb cut to Route 131; felt this was a better concept; would the Board review the safety of the entrance; felt the entire parcel with all its wetlands was very sensitive and would like to see the impact lessened.

L. Adams clarified that when the State issues a curb cut it only is the curb and not the intricacies of the project. Review would be deferred to the local level. L. Adams requested that the Chair not have the public hearing posted until a complete application has been submitted. S. Gibson-Quigley agreed.

ALLEN HOMESTEAD – Request for Time Extension; Louis W. Mountzoures Allen Homestead Development LLC; Sturbridge Homes LLC

S. Gibson-Quigley referenced a letter dated 08-04-04 from Louis W. Mountzoures, Manager which requested an extension of one year to complete the subdivision. Michael Suprenant updated the Board on the remaining work to be done. S. Gibson-Quigley asked if the concerns of the area residences regarding landscaping had been addressed. M. Suprenant stated those issues would be resolved in the next few months. L. Adams noted that the Conservation Commission and G. Morse had concerns of drainage and slopes which were not representative of those presented in the plans. T. Kenney was not in favor of an extension unless the developer obtained a written agreement with the effected residents or the work was completed. He concurred that the slopes were extremely

steep. D. Yaskulka felt the neighbors input was important in this issue. L. Adams stated that the Lender's Agreement had a completion date of October 24, 2003. M. Raphaelson wanted M. Suprenant to address finishing the work discussed and return to the Board for a vote at the end of September. T. Creamer would like to hear from the abutters before voting on this extension. L. Adams requested that the proposed finish grades be submitted as well as how they deviated from the approved grades. S. Gibson-Quigley agreed. M. Suprenant would contact the DPW Director and the Conservation Commission regarding the drainage and grades.

S. Gibson-Quigley suggested posting the Board's agenda in the local newspaper.

PLANNER'S UPDATE

Windgate at Sturbridge – first public hearing session would be August 18th for this Chapter 40B project. The Planning Board would give its comments at the end of September. T. Kenney asked for guidelines on Chapter 40B. L. Adams referred the Board to visit the website for DHCD. M. Loin offered – search: 40B Housing MA Hall Road Office Complex – Mr. Bob Williams was moving ahead with Jalbert Engineering designing an office complex with a second floor residence at the corner of Hall Road and Route 20.

Bedrock Road Width – M. Loin had measured the width And found it to be as shown on the plan. L. Adams had prepared a map for Chief Senecal with the locations of all hazardous and special needs areas and noted this would be considered a special needs area and should be added when completed to the map for the State.

Route 20 Study – The Committee had discussed some plans (location of berms – 90 degree or angled; sidewalks, locations of turn arounds and curb cuts) and would meet on September 15th to make recommendations to the Planning Board and Board of Selectmen which would be brought to MassHighway

Draper Woods – Mr. Swiacki was looking for a release of lots. G. Morse wanted a gravel base laid on the roadway before supporting the request. Mr. Swiacki felt he could accomplish the work by the Board's next meeting and had asked to be placed on that agenda. S. Gibson-Quigley thought infrastructure and a binder coat was necessary before releasing lots.

Drainage/Stormwater Management Concerns – Problems with drainage have occurred at The Preserve, The Allen Homestead, Fairview Park Road and ANR lots. L. Adams would like to meet with G. Morse to address this issue. S. Gibson-Quigley wondered if Jeff Bonja, Building Inspector, or G. Morse felt that revising the regulations would help with this problem.

Load Controls – Technology Park –Site Plan Review – L. Adams hoped to schedule this review for September.

W.S. Weiner – Final Building, Hobbs Brook – Construction of the final building (9,000 square feet) next to Staples would begin soon and house three tenants - EB Games, Cingular Wireless and TBL (to be leased). There would be changes to the original façade and L. Adams would like J. Bonja to check that the Conservation Commission did not have any issues with ANY revisions of the footprint.

The Board had discussion relative to how it could minimize the necessary work and time needed for preparation of Site Plan Review applications. It recognized the importance of site visits when making decisions on projects. There was discussion on the various Boards providing copies of its minutes to other Boards. A suggestion was made that notification go out in the form of an email alerting Board members that meeting minutes for various Boards had been posted to the Town website or that Boards be attached to the address lists when emailing copies of meeting minutes.

Next meetings – September 14th – reorganization of the Board and September 28th

Motion: to adjourn, by M. Raphaelson

2nd: T. Kenney

Discussion: None

Vote: All in favor

Adjournment at 9:35 PM