

**STURBRIDGE PLANNING BOARD**  
MINUTES OF  
TUESDAY, August 23, 2005

**Present**        Russell Chamberland  
                 Thomas Creamer  
                 James Cunniff  
                 Thomas Kenney  
                 Jennifer Morrison

**Absent:**        Sandra Gibson-Quigley, Chair

**Also present:** James Malloy, Town Administrator

T. Kenney called the meeting to order at 7:02 PM. He stated that since the Board operated under Robert's Rules of Order and was without a Vice Chairman it would need to engage the rules and take a vote for a temporary Chairperson in the absence of S. Gibson-Quigley.

**Motion:**        to nominate T. Kenney for Chairman, by T. Creamer  
**2<sup>nd</sup>:**            J. Cunniff  
**Vote:**           All in favor

The draft minutes of August 9, 2005 were reviewed.

**Motion:**        to accept the draft minutes of August 9, 2005, as presented, by J. Morrison  
**2<sup>nd</sup>:**            J. Cunniff  
**Discussion:**   None  
**Vote:**           In favor – T. Creamer, J. Morrison, T. Kenney and J. Cunniff  
                 Abstain – R. Chamberland

**ANR'S**

There were none.

**THE ESTATES NORTH DEFINITIVE SUBDIVISION – ENDORSEMENT OF PLAN**  
**Mr. William Swiacki**

T. Kenney noted that the endorsement of this subdivision plan was based solely on the approval that the Board had previously made on The Estates North Definitive Subdivision Plan. There was no connection to the project presently before the Zoning Board of Appeals (Stoneleigh Woods). T. Creamer wanted the public to be aware that the Board was acting within a set of limitations given that the plans had been previously approved with conditions on June 18, 2003. The Town Clerk had provided the Board with the list of conditions as they appeared on the decision. The Board would review the conditions with W. Swiacki to ensure all were reflected on the plans before its endorsement.

W. Swiacki reviewed the changes to the plans with the Board as follows –

- Parcel OS-1 had been eliminated and the area added to one or more of Lots 1 – 3;
- The 30-foot sewer easement and the 20-foot temporary construction easement had been eliminated;
- The road name was Chase Road (W. Swiacki noted that property had been owned by Levi Chase in the 1800's who had written one of the principal biographies of the Town of Sturbridge.) and

- Deficiencies on the Landscape Plan had been reviewed with the Tree Warden and a revised plan presented to the Board. W. Swiacki reviewed the Tree Warden's document dated 08-23-05 submitted by Kevin Rabbitt.
- Conditions #1 – #15 were addressed as they appeared on the mylar and it was noted that #11 had been omitted from the list of conditions. Item #'s 1, 7, and 9 were discussed and shown to the Board.
- The Covenant in the form of Form I was reviewed and it was noted that 1) a legal description for 78 Hall Road was attached and 2) the notary block language had been updated from that within the Subdivision Rules and Regulations to reflect the Registry of Deeds' recent change in its required language.

T. Kenney asked for questions from the Board. T. Creamer mentioned that a letter had been submitted relative to the Stoneleigh project and though circulated to the Board this was not an issue under its purview. There were no other questions. J. Malloy had no comments relative to the endorsement. He stated he had independently reviewed the changes between the two plans, found all changes required by the Board had been made and that he saw no problems with the plans.

**Motion:** to endorse The Estates North Definitive Subdivision Plan since it reflected the required changes so noted in the June 18, 2003 Decision filed with the Town Clerk and all conditions of approval had been added to the mylar, by T. Creamer

**2<sup>nd</sup>:** J. Morrison

**Discussion:** None

**Vote:** All in favor

T. Kenney commented that only four signatures were required for the endorsement, but requested that all five members sign the first three mylars where indicated.

T. Kenney recognized Ginger Peabody who asked if the Chase Road name had been approved by the Selectman. T. Kenney was unaware whether or not Chase Road had been approved by the Selectman and added that the Board was endorsing an action previously approved (the naming of the roadway was a required change to the definitive plan under the June 18, 2003 Decision). J. Malloy stated that the Board of Selectman had final approval on the naming of a roadway and that he would bring the subject up at the next Selectman's meeting. He felt Chase Road was an appropriate name given Levi Chase's history and did not see a problem with this name.

## **NEW BUSINESS/OLD BUSINESS**

The Preserve – Discussion Phase Three – The purpose of the discussion was to address concerns of residents within this subdivision. Of highest concern was the beginning of construction in Phase Three before the completion of construction in Phase One. T. Kenney noted that the paving for the Phase One roadway was scheduled for early fall and that all signs for construction vehicles would be moved so as to direct the entering and exiting of the subdivision through the Phase Three entrance. T. Kenney added that if there were additional questions from the viewing public on these issues they could be asked directly during an open meeting session.

**Motion:** to adjourn, by J. Morrison

**2<sup>nd</sup>:** J. Cunniff

**Discussion:** None

**Vote:** All in favor

**Adjournment at 7:34 PM**

Next scheduled meeting – September 13, 2005