

**STURBRIDGE PLANNING BOARD**  
**MINUTES OF**  
**TUESDAY, 8 NOVEMBER 2005**

**PRESENT:** Thomas Creamer  
Jennifer Morrison  
Sandra Gibson-Quigley, Chair  
James Cunniff  
Russell Chamberland  
Bruce Smith  
Thomas Kenney  
James Malloy, Town Administrator  
Jean Bubon, Town Planner

S. Gibson-Quigley called the meeting to order at 7:04. The new Town Planner, Jean Bubon, was introduced. The Maple Hill hearing was postponed, as the legal notice was not submitted on time. The Laurel Woods Subdivision hearing was postponed to the 29 November meeting due to incorrect wording in the legal notice. T. Creamer questioned why so many legal notices were incorrect. S. Gibson-Quigley stated that it was due to the changeover in posting responsibilities. The minutes from Tuesday, 25 October 2005 were discussed. It was noted that a meeting for 29 December was incorrect and needed to be removed.

**Motion:** To accept the draft minutes of 25 October 2005, as presented, by J. Morrison

**2<sup>nd</sup>:** T. Creamer

**Discussion:** None

**Vote:** In favor – Thomas Creamer, Jennifer Morrison, S. Gibson-Quigley, J. Cunniff, R. Chamberland, B. Smith  
Abstain – T. Kenney

**ANR's**

- Robert Menard of 26 Allen Road requested approval to deed Parcel A (1.1664 AC) labeled as a non-building parcel located on his property at 26 Allen Road to his son. The lot has been used as an illegal junkyard – the building inspector is working to clean it up. The lot has no frontage and the board expressed concern as to whether an ANR or applying for a subdivision was the appropriate route to take. Town Council indicated to J. Malloy during a conversation that because the lot is labeled “not a building lot” the transfer could be approved. The board requested an extension from Mr. Menard to clarify with town counsel the appropriate measures to take. Board members agreed to come in and sign the plan once they reached a decision, so that Mr. Menard would not have to wait for another hearing.

- Joseph P. & Rita G. Grudzien of Leadmine Lane requested to convey 3.00 AC out of the existing 50.0 AC parcel of Grudzien Parcel 1 to be conveyed to Gregory M. Pinto. Russ Lincoln of Jalbert Engineering provided the plans. The lot met the dimensional requirements. Approved.
- Municipal Subdivision – Plan shows a parcel of land owned by Old Sturbridge Village being conveyed to the Town of Sturbridge to be combined with adjoining land already owned by the town. Plans provided by CME Associates, Inc. Approved.

### **BROOK HILL SUBDIVISION – REQUEST FOR RELEASE OF SECURITY**

Board discussed Greg Morse's concerns with water pressure. Mr. Swiacki requested to have the request for release removed from the agenda until the issues could be resolved. Everything else has been completed and approved; he will meet with Greg Morse to work things out. Board approved.

### **Board discussed upcoming agendas/projects:**

29 November - Maple Hill Realty, L.L.C. for a site plan review. Grease trap and increased parking are some of the issues.

13 December – X-tra Mart for a site plan review to install an additional pump, canopy extension, and related site improvements.

RRI site plan will be forthcoming. The plan is not signed by a licensed engineer, two handicapped restrooms were added but are not shown, and there is no building designated use description. The board originally waived the site plan review, but any additional use needed to be submitted for review and they have not done so.

Red Barn Antiques – Request for waiver. Similar use but the board would like to see a parking plan.

The Preserve – There are still no streetlights. They should have been installed by September 2005. Town Planner will call and follow up on it.

Former Ames site – nothing new to report.

Whittemore Woods/Turner Lane – J. Malloy referred to the letter from CME, which stated there are still outstanding issues.

Planning Board Calendar – Next meetings will be held on 29 November, 13 December, 10 January, 24 January, and 7 February.

**PUBLIC HEARING – WHITEMORE WOODS – SWIACKI & CO., L.P. –  
REQUEST TO EXTEND THE DEADLINE FOR COMPLETION OF PUBLIC  
INFRASTRUCTURE.**

S. Gibson-Quigley opened the public hearing at 8:30 P.M. T. Kenney read the hearing notice then recused himself at 8:31 P.M. W. Swiacki gave notices to Town Planner.

Described what has been done:

- Infrastructure is in – homes will be built in the fall
- Drainage issues have been addressed
- Had brainstorm meeting with L. Adams about the project
- Waterman Design has agreed to come in and look at the project
- Nothing can be constructed without additional town approval

W. Swiacki listed reasons for delay request, including his personal residence burning to the ground.

Ed Goodwin (Conservation Commission) – The ConCom took a unanimous straw vote against extending the Whittemore Woods portion. Turner Lane is no problem. The board should start all new for Whittemore Woods. S. Gibson-Quigley responded that is was an approved subdivision by the board and the two cannot be separated. The proponent has the right to protection under the laws that came with the approval. Board members agreed.

**Motion:** To close the public hearing, by T. Creamer  
**2<sup>nd</sup>:** J. Cunniff  
**Discussion:** None  
**Vote:** Unanimous

**Motion:** To approve the granting of an extension of time to 19 November 2006 for the completion of the public infrastructure for Whittemore Woods Subdivision, by T. Creamer  
**2<sup>nd</sup>:** B. Smith  
**Discussion:** None  
**Vote:** Unanimous

**PUBLIC HEARING - LAUREL WOODS SUBDIVISION CONTINUATION**

S. Gibson Quigley read memo from Andre Cormier requesting a hearing continuation to resolve outstanding issues.

**Motion:** To continue the public hearing for Laurel Woods Subdivision to 13 December at 7:15 P.M., by T. Kenney  
**2<sup>nd</sup>:** J. Morrison  
**Discussion:** T. Kenney noted that it was the second time the proponent had cancelled the same day of the hearing. In fairness to people who have taken the time to come in, rather than send a memo, the proponent should be required to appear as well. Board members agreed.

**Vote:** Unanimous

**Motion:** To adjourn, by T. Creamer

**2<sup>nd</sup>:** T. Kenney

**Discussion:** None

**Vote:** Unanimous

**Adjourned:** 9:00 P.M.

Next scheduled meeting - 29 November 2005