

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, 14 FEBRUARY 2006

Present: Thomas Creamer
Jennifer Morrison
Sandra Gibson-Quigley, Chair
James Cunniff
Russell Chamberland
Bruce Smith

Absent: Thomas Kenney

Also Present: Jean Bubon, Town Planner

S. Gibson-Quigley called the meeting to order at 7:03 P.M. She announced that Thom Kenney has resigned from the Planning Board and thanked him for his wonderful years of service. She announced that Linda Coates, Planning and Zoning Administrative Assistant would also be leaving. The Board thanked her for her work the past few months. The draft minutes from Tuesday, 24 January 2006 were discussed. On page six (6) “New York City” was changed to “a city”.

Motion: to accept the draft minutes of 24 January 2006 as amended, by T. Creamer
2nd: J. Cunniff
Discussion: None
Vote: In favor: T. Creamer, S. Gibson-Quigley, J. Cunniff, R. Chamberland, B. Smith
Abstain: J. Morrison

SANR’s

- Escape Estates, Inc. / Aldea Black – 168 Cedar Street. Andre Cormier stated that they had attempted to divide up five (5) acres of land and sell it to the abutters. However, the abutters are unable to afford it. Escape Estates has offered to purchase Mrs. Black’s house, which would create a five (5) acre buildable lot. The plan creates two lots labeled 1A and 2A out of the land of William and Aldea Black and the land of Escape Estates. Lot 1A is comprised of parcels “W” of Escape Estates, Inc. and Parcel “X” land of William and Aldea Black. Lot 2A is comprised of Parcels “Y” land of William and Aldea Black and Parcel “Z” land of Escape Estates. A Scenic Road Application has been submitted indicating that no tree or wall removal is planned on Cedar Street at this time. Approved.
- Genevieve Ciesla – Apple Road (Brimfield) and Warren Road, Sturbridge – Keith Murray, Waterman Design stated that the purpose of this ANR is to create ANR lots in Brimfield. The town line is located by GPS. The offsets meet the minimum requirements for both towns; there are plenty of uplands. Three (3) lots are

created in the town of Brimfield and a lot line is moved in the town of Sturbridge. The Sturbridge lot line change is minor. Approved.

S. Gibson-Quigley stated that Mr. Nichols, Building Inspector/Zoning Enforcement Officer had sent her a copy of the memo regarding the overage of portable storage containers at Walmart. The memo, dated 13 February 2006 stated that forty-two (42) storage containers were located behind and around the building; the approved allotment is nine (9) containers. S. Gibson-Quigley thanked Mr. Nichols for taking such swift action.

PLANNER'S UPDATE – JEAN BUBON

- A Scenic Road Application for the removal of trees came in on the 10 February 2006. We have thirty (30) days to respond from the date of application, but due to the legal posting requirements, we were unable to hear it at this meeting. The applicant granted an extension until the 14 March 2006 Planning Board Meeting. S. Gibson-Quigley acknowledged that the offset of dates was a frequent occurrence and agreed it needed to be remedied.
- Commonwealth Capital Application – The application is the first step to receiving grants. Ms. Bubon has met with Mr. Malloy for general town programs, and Mrs. Goodwin and Mrs. Dumas regarding open space. T. Creamer asked if this applied to state grants, or to federal grants as well. Ms. Bubon responded that this process affects only state grants. J. Morrison asked if the form was filled out annually. Ms. Bubon responded that it is primarily an annual process, but the form could be resubmitted at any time to receive extra points. S. Gibson-Quigley asked if the application stays the same each year. Ms. Bubon stated yes with a few exceptions.
- Subdivision Regulation Amendments – J. Bubon requested a little more time for the Subdivision Regulation Amendments. She would like to make changes to forms such as Long Form A and would like to submit them all at the same hearing. S. Gibson-Quigley stated that that would be fine.

CONTINUATION OF PUBLIC HEARING FOR LAUREL WOODS SUBDIVISION

S. Gibson-Quigley opened the Public Hearing at 7:22. P.M. She stated that the Board was waiting for the change in drainage plans; the information she has indicates that the changes have been made. Ron McNeil, McNeil Engineering, LLC stated that he has worked with Ms. Bubon and CME to finalize the plans. He referred to page 6/13 on the plan to show the addition of a second detention basin. He also pointed out that the detention basins are 275' from the wetlands. Detention basin #2 collects from catch basins 3&4. He stated that there is additional run-off from the road which discharges into a level spreader as recommended by CME. There is the same amount of reduction, but it has been split into two (2) detention basins instead of one (1).

The Board discussed the CME Associates, Inc. memo, 31 January 2006, addressed to J. Bubon re: comments based upon the engineering review of the proposed drainage system

and the Massachusetts Stormwater Management Standards. J. Bubon stated that she has spoken to Mr. Morse and all his concerns have been addressed. S. Gibson-Quigley opened the hearing to public comments and questions. There were none.

Motion: to close the Public Hearing, R. Chamberland
2nd: B. Smith
Discussion: None
Vote: Unanimous

S. Gibson-Quigley stated that they were looking to approve the Laurel Wood Subdivision with the proposed conditions as prepared by Ms. Bubon. The Board reviewed the proposed conditions:

#19. T. Creamer asked if the Homeowners Association was obligated to take care of the plantings in the median strip. J. Bubon stated that it was her intent for the Homeowners Association to be responsible, not the town. T. Creamer asked if there were any recourse if they don't take care of the plantings. J. Bubon responded that there is a clause that states if they don't the town can place a lien on the property. S. Gibson-Quigley asked if there should be a separate clause. Ms. Bubon stated that there should be.

#10. "All streetlights must meet the specifications as approved by the Board" was changed to: Prior to installation the Board shall determine the design and ownership of streetlights. (see below for discussion)

#23. (Additional Condition) Homeowners Association language must be drafted. The Association would be responsible for lighting and plantings in the median strip in the event the lighting is not accepted by the town.

#24. (Additional Condition) Open Space parcel to be owned and maintained by the Nipmuc Quaboag Preservation Trust, Inc.

R. McNeil asked if he could receive a copy of the corrections to submit to their lawyer for review. S. Gibson-Quigley stated that it was not necessary. J. Bubon stated that Mr. Cormier received a copy of the conditions a few weeks ago. Andre Cormier asked for clarification on the Homeowners Association. Normally the town pays for lighting out of funds provided by taxes. J. Bubon stated that the electric supply is not the issue, maintaining the lights are expensive. She had spoken to Mr. Malloy and Mr. Morse who both indicated only certain types of light fixtures are accepted by the town. S. Gibson-Quigley stated they did not realize the town would not accept the streetlights that had been approved. She assumed that if the town approved them, they would own them. She stated that prior to installation the design and ownership must be approved. Condition #10 must be changed to reflect this. A. Cormier asked when the plan would be approved. Once the plan is approved they must take it immediately to Massachusetts Electric so they can begin designing the system. S. Gibson-Quigley stated the earliest would be at the next meeting in two weeks.

Motion: to approve the Laurel Woods Subdivision as presented with conditions, by J. Cunniff
2nd: T. Creamer
Discussion: None
Vote: In favor: S. Gibson-Quigley, R. Chamberland, T. Creamer, J. Cunniff
Abstain: J. Morrison, B. Smith

S. Gibson-Quigley informed the Board that there is new legislature, the Mullin Bill, about to be passed that states as long as a Board Member views the videotape of the meeting they can still vote. T. Creamer asked who monitors if a Board member actually views the tape. J. Bubon stated that the Board member must sign an affidavit.

OPEN SPACE PLAN

J. Bubon stated that the Board has been asked by Jim Malloy to review the draft of the Open Space Plan. The Board has been provided with a copy. The Open Space Committee would like to submit the plan to the State along with a letter of endorsement from the Planning Board. Carol Childress stated that she and Mrs. Dumas will be looking at the language, and there are a few additional minor changes from the Selectman. She would like recommendations from the Board if they have any. The Board discussed the draft and agreed that it meets the Open Recreation goals.

Motion: to approve the Open Space Plan letter as it meets the Open Recreation goals, by J. Cunniff
2nd: T. Creamer
Discussion: None
Vote: Unanimous

OLD BUSINESS / NEW BUSINESS

None

S. Gibson-Quigley stated that interested parties should apply through Mr. Malloy for the open Planning Board position.

Motion: to adjourn, by J. Morrison
2nd: R. Chamberland
Discussion: None
Vote: Unanimous

Adjourned: 8:25 P.M.

Next Meeting: Tuesday, 28 February 2006