

STURBRIDGE PLANNING BOARD
(draft) MINUTES OF
TUESDAY, 10 JANUARY 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 7:00 P.M. The draft minutes from Tuesday, 13 December 2005 were approved.

Motion: To accept the draft minutes of 13 December 2005, by J. Morrison
2nd: T. Creamer
Discussion: None
Vote: Unanimous

SANR's

- Clarence Soper, P.O. Box 134 (Sturbridge) – Continuation of request for lot reconfiguration from the 13 December 2005 Planning Board meeting. L. Jalbert from Jalbert Engineering stated that they had not received approval from the Zuidema's and needed to reconfigure the drawing. He requested that he be allowed to withdraw the plans. J. Bubon requested that the Board take a full vote.

Motion: To withdraw the Soper lot plans, by R. Chamberland
2nd: B. Smith
Discussion: None
Vote: Unanimous

- Alan G. Curboy & Julie L. Miller (117-119 River Road) – J. Bubon presented the plan to the Board for Mr. Curboy. The plan shows a reconfiguration of a plan previously endorsed by the Board on 13 September 2005. The current plan before the Board depicts ten (10) feet of the Lot of house #117 is being retained by Alan Curboy and Julie Miller with house #119 instead of the thirty (30) feet as previously depicted. Approved.
- Jennifer Mitchell-Doe (26 South Road) – L. Jalbert of Jalbert Engineering, Inc. stated that the purpose of this plan is to create two (2) buildable lots, and one (1) residual lot. Lot 1 contains 5.3 acres and has 323.27' of frontage; it contains a

house and a barn. Lot 2A contains 1.27 acres and has 150.87' of frontage. Lot 2B contains 1.04 acres of back land and is noted that it is not a buildable lot. This lot is to be sold to the abutter. Approved.

- Mark Labonte (181 Shepard Road) – Mike Loin of Bertin Engineering Associates, Inc. presented the plan. The plan divides a tract of land into three (3) parcels. Lot 1 contains 36,212 square feet and has 272.89' of frontage. This lot contains a home, garage and outbuildings. Parcel A contains 8,089 square feet of area and has 60.00' of frontage. Parcel B contains 25,171 square feet of area and has 200.00' of frontage. There is a notation on the plan that Parcel A & B are not to be considered building lots. Parcel A is to be conveyed to Laurie Boniface and Parcel B is to be retained by Mark Labonte. Approved.

S. Gibson-Quigley mentioned to the Board that T. Kenney, the Planning Board's Secretary, has moved from Sturbridge. Town Counsel has said that it is legal for him to serve. She wanted the public to be aware that he was remaining on the Board for now as the Laurel Woods Subdivision vote is still pending.

**CONTINUATION SITE PLAN REVIEW – MAPLE HILL REALTY, LLC
127-135 MAIN STREET. THE APPLICANT REQUESTS SITE PLAN
APPROVAL TO CONSTRUCT A 10,500 SQUARE FOOT RETAIL BUILDING
AND ASSOCIATED IMPROVEMENTS.**

L. Jalbert of Jalbert Engineering stated there are two prevailing conditions:

1. The restaurant will not be constructed on the site.
2. The Order of Conditions from the Conservation Commission has not been obtained yet. They will be meeting with ConCom on 1/19/06.

L. Jalbert requested that the hearing be continued to 3/21/06 or an approximate date.

S. Gibson-Quigley read the 1/06/06 memo from K. Kippenberger, Conservation Agent that stated there was still a discrepancy with the wetland resource area delineation on the property. Ms. Gibson-Quigley questioned Mr. Jalbert if there would be enough time to figure out the delineation before 3/21 due to snow and inclement weather. L. Jalbert felt that the warm weather this week would allow them to finish up.

The Board discussed possible meeting dates. (Planning Board meetings were set for 1/24/06, 2/14/06, 2/28/06, 3/14/06, 3/28/06, and 4/11/04)

J. Bubon requested that she be allowed at least two (2) weeks to review any revised plans.

S. Gibson-Quigley questioned what the new parking requirements would be since the restaurant has been removed and retail has been added. L. Jalbert responded that the restaurant required 69 spaces, whereas the retail will only require 58. However, it is their intent to keep the proposed parking and not alter the Site Plan as shown.

Motion: to continue the Site Plan Review for Maple Hill Realty, LLC until 3/28/06 at 7:20, by J. Cunniff

2nd: J. Morrison

Discussion: None

Vote: Unanimous

PLANNER'S UPDATE – JEAN BUBON

- CMRPC is conducting a seminar on The Commonwealth's Smart Growth Toolkit. She will be attending and would like to encourage others to attend as well.
- The Open Space & Recreation Plan has been submitted to the Board for their review. Once all members have reviewed the plan, a letter must be provided to Mr. Malloy indicating their approval of the plan. It will be put on the agenda for the 2/14/06 meeting. T. Creamer noted that the names of individual Board and Committee members that have contributed are not listed on the document. He questioned if there was a reason why they are not listed. J. Bubon replied she would check with Mr. Malloy as to what the Town's policy is.
- J. Bubon proposed two amendments to the Scenic Road bylaw. If the Board agrees with the proposed changes, she suggested that the changes be forwarded to the Board of Selectmen in the form of a recommendation.

Motion: to delete the line "Main Street (Route 131) from the Southbridge Town Line to the intersection with Main Street (Route 20) and from this point to the Brimfield Town Line" and insert the sentence "The Town of Sturbridge DPW and/or its agents shall be exempt from the provisions of this section." be recommended to the Board of Selectmen, by B. Smith.

2nd: J. Morrison

Discussion: None

Vote: Unanimous

COMMITTEE UPDATES

Zoning Study Committee – J. Cunniff stated that they were reviewing Zoning Maps, the Master Plan, and the Dialogue for the Future to make specific recommendations. Their recommendations need to be to the Board of Selectmen by January 1st (2007) for the 2007 Annual Town Meeting. They are not looking to make major redefinitions, just fine-tuning some things. He gave the example that they were looking to install a clause into the Zoning Regulations that would protect an existing homeowner if the minimum lot size required were to be increased and their existing home burned down or were otherwise destroyed.

School Building Committee – S. Gibson-Quigley stated that they are working on a 2007 School Building Reimbursement proposal for Burgess Elementary School. The

demographics for the study that was done two (2) years ago are already incorrect. The projections are off statewide, as the school population growth has gone down. Every year [we] have to reapply for funding; there needs to be an alternate plan ready if funding is not granted. While school population has gone down, Burgess is overcrowded due to the new state regulations on space and supplies needed. The new proposal is looking at the current school site and a new site. The proposal allows for the old school to still be used while the new building is under construction. The town would be more likely to get funding if they use standard designs. There are more than likely to be higher reimbursements for renovations rather than constructing a new building.

Community Preservation Committee – R. Chamberland stated that there were numerous opportunities to acquire substantial acreage. There are several negotiations taking place, but they needed to prioritize which land they want to pursue. He stated that they hope to have money available in their own account for land appraisals. They also hope to have a brochure prepared for next year that would detail what the committee does and how the funds are used.

DRAPER WOODS REQUEST FOR CHANGE OF SURETY

W. Swiacki stated that the amount of the Lender's Agreement security has been increased to reflect the addition of a 15% contingency as requested by Greg Morse. Everything except Phase III and Elliot Road is to be released.

Motion: to accept the Lender's Agreement, by T. Creamer
2nd: J. Cunniff
Discussion: None
Vote: Unanimous

The Board signed Form K-Performance Secured by Lender's Agreement and Form J – Release Form. J. Morrison acted as Notary Public.

CONTINUATION OF THE LAUREL WOODS SUBDIVISION

Andrew Cormier, Escape Estates reviewed the revised plans for the Board. Included in the changes were:

- The placement of the street trees – the trees would be planted 2' from the edge of a 7' strip of grass located next to the sidewalk allowing them room to grow. Tom Chamberland, Tree Warden has received the new plans and will be issuing his report.
- The sign on Cedar Street, as per Chief Button, will be made part of the conditions.
- There are now four (4) streetlights as requested. J. Bubon stated that a Homeowners Association should be set up to maintain the lights and the median strip. The Association should maintain any common areas. T. Creamer questioned if the model of street light depicted on page 13 of the plan was the correct street light. The Board determined that it was.

- A letter has been submitted by Mr. & Mrs. Young stating that they are aware of the odor control station being constructed on Parcel A. The letter is signed by Patricia Young, but not by her husband Steve. Mr. Cormier accidentally wrote his name as John instead of Steve; he still needs to sign the document.

S. Gibson-Quigley read the letter submitted by Andy Cormier, dated 1/09/06, clarifying permitted and prohibited uses of the proposed open space that will be held by the Nipmuck/Quaboag Preservation Trust, Inc. The letter also stated that The Sturbridge Conservation Commission would be named as a third party. T. Creamer questioned if the letter used the exact wording that would appear in the deed. A. Cormier responded that the deed would contain more specific terms. J. Bubon stated that they would need a letter from the Conservation Commission endorsing the plan. As a third party, ConCom would have to approve any changes and proposed land usage.

S. Gibson-Quigley read the letter from the Conservation Commission, dated 12/28/05, regarding their recommendations for the placement of the second detention basin. A. Cormier stated that he was as upset with the design as the Conservation Commission was. The engineer agreed to change the design once he saw the Bylaws. J. Bubon stated that the earliest Chuck Eaton, CME could review the revised plans would be January 17th which would not be in time for the next meeting. The Board would need to continue the Public Hearing to 14 February 2006. J. Bubon requested that the Board look at her letter of proposed conditions. Approval should be from the date of endorsement of the plan.

Motion: to continue the Laurel Woods Subdivision Public Hearing to 2/14/06 at 7:20 P.M., by J. Morrison
2nd: J. Cunniff
Discussion: None
Vote: Unanimous

Motion: to adjourn, by J. Cunniff
2nd: B. Smith
Discussion: none
Vote: Unanimous

Adjourned: 8:55 P.M.

Next meeting: 24 January 2006