

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, MAY 23, 2006

**Present:** Sandra Gibson-Quigley, Chair  
Russell Chamberland  
James Cuniff  
Jennifer Morrison  
Tom Creamer  
Bruce Smith

**Also Present:** Jean M. Bubon, Town Planner  
Diane Trapasso, Administrative Assistant

The regular meeting of the Planning Board was called to order at 7:00 p.m. by Chairman, Sandra Gibson-Quigley.

**Approval of Minutes**

**Motion:** Made by Mr. Cuniff to accept the minutes of May 9, 2006 as corrected.  
**Second:** Mr. Creamer  
**Discussion:** None  
**Vote:** 4 –0 with Mr. Smith abstaining.

Russell Chamberland arrived late at 7:25 p.m.

**STEPHEN BRUNELLE – STEVE’S COLLISION CENTER**

Request for an extension on a Site Plan Approval granted on June 7, 2005. Property location is 210 Charlton Road.

Mr. Brunelle spoke on his own behalf. The reason for the extension request is the final construction drawings are not developed until both conservation and planning board approvals are received. The design of the building took longer than anticipated. The construction drawings consist of thirty- four (34) sheets. The working construction drawings for the facilities are more detailed than other commercial buildings because of the proposed building use. The power supply (electrical) and air handling systems are very involved. Mr. Brunelle indicated that he hopes to file for the building permit in the next 45 days or so, hoping approval is in place and three builders are currently bidding on the project.

**Motion:** Made by Mr. Cuniff to grant an extension to June 7, 2007  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** Mr. Creamer made a point of how important it is to keep track of Site Plan Approvals.  
**Vote:** 6 –0

**CHARLES MACGREGOR – BRENDON HOMES**

Request release of bond for Adams Road.

Mr. MacGregor spoke on his own behalf requesting the \$15,000 Adams Road bond be released. He claimed all the work which was requested by G. Morse of DPW was done. G. Morse, Director of DPW, still has an issue with the drainage towards Adams Road and feels only half the bond should be released until repairs and stabilization are completed.

**Motion:** Made by Mr. Smith release half the amount of the bond in the amount of \$8,310 until the repairs are made.  
**2<sup>nd</sup>:** Mr. Creamer  
**Discussion:** None  
**Vote:** 6 - 0

**TOWN PLANNER UPDATES**

- Ms. Bubon stated the review of the Commonwealth Capital application has been completed. The Town received a score of 63. Ms. Bubon was pleased with the score, it now enables the Town to apply for Special Assistance grants.
- Rehabilitative Resources, Inc. has submitted a revised plan showing 4,000 square feet being leased by All Star.
- Activity on Route 20 near Southbridge Bank only curb cutting. The owner has received a curb cut permit from Mass Highway. The owner has 3 ½ acres, plans to market at a later date.
- Sturbridge Candies plans to stay put for now.
- Conservation Commission – Quinebaug River Review and Sturbridge Lakes Annual Data Report 2005 Meeting is May 25, 2006 at 7:00 p.m. at Town Hall.
- The Open Space Committee wishes to express our support for the Conservation Committee’s request that the Board of Selectman make a plan and establish an ad hoc committee for the 800 + acre OSV land parcel recently acquired by the Town.
- Ms. Bubon stated that Ms. Trapasso is reviewing permits issued last year and will bring the Board up to date.

**CONTINUATION OF THE PUBLIC HEARING FOR BLUE & GOLD DEVELOPMENT GROUP, INC. P.O. BOX 1442, RIVERHEAD, NY 11901**

The applicant is requesting Site Plan Approval to establish a 71-unit active adult housing community off Chase Road, an approved subdivision currently under construction off of Hall Road.

Ms. Gibson-Quigley began the meeting by explaining that an error was made with notification of abutters. Since that error was brought to everyone’s attention, new notices have been sent out and the hearing was re-advertised. She asked if there were abutters

present that just received the new notices. Several abutters raised their hands to signify that was the case. She therefore asked Mr. Belec if he could once again provide an overview of the project.

Wayne Belec of Waterman Design spoke on behalf of the project. Mr. Belec gave background information on the project. The Board of Selectmen approved a sewer tie in July 19, 2004 for seventy-one units. In addition, the applicant applied for a Special Permit and Variance with Zoning Board of Appeals on October 24, 2004. This process concluded with the plans being revised to eliminate the need for a Variance. A Special Permit for seventy-one units of age restricted housing was approved with conditions by the Zoning Board Appeals.

The applicant has provided a landscape plan as part of the submittal to the Board. In addition, two work sessions were held with the Town Planner and the Tree Warden to further review the proposed landscaping. As a result of those meetings additional landscaping enhancements were agreed upon that will enhance the aesthetics of the proposed development and will further enhance the amount of screening provided to neighbors within the community that is being proposed. A large tract of open space will further buffer this development from the residential neighborhood on Fiske Hill Road and natural vegetation is being retained to the extent feasible as a means of buffering other adjoining areas. The only exception to this is along the access way into the proposed project since the access drive is being constructed nearly on the property line. There is an easement that exists between the two properties which does allow this.

Mr. Cuniff wanted to know the property lines. Mr. Belec stated the project is located off the easterly side of Hall Road approximately 850 ft. southwest of the intersection with Route 20. The vacant, moderately wooded site comprises approximately 36 acres located entirely within the Rural Residential Zoning District and obtains its legal frontage of 450.33' on Chase Road. Chase Road, which is currently under construction, is shown on the recorded Definitive Subdivision Plan for the Estates North subdivision. The Stoneleigh Woods site comprises all of 6, 7 and 8 Chase Road (being Lots 3, 1 and 2, respectively), and part of 9 Chase Road, 183 Charlton Road, and 141 and 159 Fiske Hill Road.

Mr. Smith questioned access to the site. Mr. Belec stated that the Stoneleigh community will be served via a 24-foot wide primary access driveway referred to as Stoneleigh Drive. Stoneleigh Drive obtains access from the terminus of the approved Chase Road and continues into the site in a 2,917-foot loop configuration. According to a letter submitted, the DPW commented on this several times and has consistently said this is a poor design. The design, they have shown encourages traffic to dart or cut across the cul-de-sac on the wrong side of the road to enter Stoneleigh. The angular connection to the cul-de-sac is poor and does not conform to the Town of Sturbridge rules and regulations governing the subdivision of Land, page 19, section 4 (A0, as the base lines of Stoneleigh Drive and Chase Road intersect each other at an angle less than 70° or greater than 90° depending on view and direction.

Mr. Cuniff raised the issue that crosswalks could be more dangerous, because there are no sidewalks there, a crosswalk cannot be established.

Mr. Creamer raised the question as to the adequacy of the water supply for the provisions of fire protection. This same issue was raised during the Special Permit process and has been raised again during this process by G. Morse. A study was performed by Tata & Howard

(dated April 13, 2005) that water pressure is not an issue. However, based on concerns that Mr. Morse still has regarding sufficient pressure under less than perfect conditions, a condition (#19) was imposed by the ZBA Special Permit that states “ At the commencement of Phase Three, as depicted on the final plans, a pressure test shall be conducted to determine adequacy of water pressure. Should the test indicate a deficiency of water pressure, a booster pump shall be provided to address the deficiency or a bond shall be placed for future corrective measures to be determined by the DPW Director”.

Kevin Smith of 148 Fiske Hill Road asked if there would be a swimming pool or tennis courts to have late night lighting. The answer was no.

Carol Goodwin of concerns of the frontage on a public way. Access to and legal frontage totaling 450.33’ for the site is provided by means of Chase Road, an approved subdivision roadway currently under construction off Hall Road. Chase Road was established by the Estates North Definitive Subdivision Plan, which was approved by the Planning Board in June 2003 and endorsed by the Board in August 2005.

Mr. Blanchard of 26 Facquar Road, the question about water supply, there are three tanks in Town.

There are several areas that still require revisions to the plans and additional discussions. Ms. Bubon is not prepared to make any recommendations on this proposal and would request that the Board consider a continuance until a June meeting to allow time for me to work with the applicant and departments to resolve outstanding issues.

**Motion:** Made by Mr. Creamer to continue the Public Hearing for Blue & Gold Development to June 20, 2006 at 7:15 p.m

**2<sup>nd</sup>:** Mr. Cuniff

**Discussion:** None

**Vote:** 7 – 0

### **SWIACKI & COMPANY. L.P.**

Request for a one year extension for the Estates North Definitive Subdivision Plan.

Attorney Donahue spoke on behalf the applicant. As the Board is aware , approval of the Special Permit for Stoneleigh Woods was not secured until December 2005, and Blue & Gold’s related requests for Site Plan and Notice of Intent approval are only now before the Planning Board and Conservation Commission. Given the unanticipated length of time it took to secure Special Permit approval, the applicant elected to begin construction of the Estates North infrastructure earlier this year. The roadway and basin areas were cleared in February, and construction is now fully underway. There plan is to complete the roadway and related infrastructure to binder coat stage this spring, with topcoat and other finish improvements to follow in early 2007, consistent with DPW policy (and the Board’s regulations) that binder coats be allowed to weather one winter before topcoat application.

The requested extension is fully consistent with the Board’s regulations, and there is no cost or harm to the Town or to any abutter or resident in the granting of such a request.

**Motion:** Made by Mr. Cuniff to grant an extension to June 18, 2007.

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

**Discussion:** None

**Vote:** 7 – 0

**DATES FOR JULY AND AUGUST PLANNING BOARD MEETING**

July 20, 2006

August 15, 2006

On a motion made by Mr. Smith and seconded by Mr. Cuniff, and voted unanimously, the meeting adjourned at 9:00 p.m.