

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JUNE 20, 2006

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

Also Present: Diane Trapasso, Administrative Assistant

Absent: Jean Bubon, Town Planner

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 corrected minutes of June 6, 2006
Second: Mr. Creamer
Discussion: None
Vote: 7 - 0

Ms. Gibson-Quigley wanted to express condolences from the Board to Ms. Bubon on the death in her family.

SANR – JENNIFER MITCHELL-DOE – 26 SOUTH ROAD, STURBRIDGE MA

Mr. Jalbert of Jalbert Engineering submitted the plan. The purpose of the plan is to create two lots. The lots shown hereon contain at least 90% of the minimum area required in contiguous uplands.

The Board signed the plan.

SANR – PETER SILVERMAN – 122 WALLACE ROAD, STURBRIDGE MA

Mr. Jalbert of Jalbert Engineering submitted the plan. The purpose of the plan is to create a parcel of land, namely Parcel A, which is to be conveyed to abutting land now formerly of Clarence Soper and to be held on common therewith. Parcel A is not to be considered a separate building lot. The remaining land of Silverman has sufficient frontage, area and regularity to conform with present zoning.

Ms. Dumas asked the question how a lot can be created with no frontage.

Mr. White of 210 Shepard Road questioned the frontage, according to tax map, there is only 110', a non-conforming lot.

Mr. Jalbert explained the tax map is not accurate. The tax map is prepared by aerial photography and then superimposed. When an ANR is stamped by a certified engineer, it is accurate.

The Board decided to wait on a decision until the Town Planner can review the plan.

Ms. Gibson-Quigley stated after review the Board could endorse the ANR.

SANR – DENNIS & JEANNE KOSAKOWSKI – 22 MASHAPAUG ROAD, STURBRIDGE MA

Mr. Para of Para Land Surveying submitted the plan. The purpose of this plan is to create two building lots from Deed Book 22177 page 378. There are no wetlands on this site.

The Board signed the plan.

XTRAMART – CHARLTON ROAD, STURBRIDGE MA

Submitted a letter stating a delay on starting date for construction.

DRAPER WOODS DEVELOPMENT, LLC PHASE II

Request for Release of Funds.

Mr. Rabbit spoke on his own behalf, requesting the release of \$16,734.44. The DPW Director has inspected all of the improvements noted and has approved the release.

Motion: Made by Mr. Creamer to release the funds in the amount of \$16,734.44
2nd: Mr. Cuniff
Discussion: None
Vote: 7 – 0

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 of Chase Road, an approved subdivision currently under construction off of Hall Road.

Mr. Belec of Waterman Design spoke on behalf of the applicant. Mr. Belec said the work session with the Town staff and members of his team was very productive and informative with positive dialogue and creative ideas to resolve the issues that were raised. The main concern with the project is water pressure. We're all aware of the 100+ vertical foot rise of

this project from Hall Road. The Engineers state unequivocally, water pressure, and therefore fire protection is not an issue.

Mr. Morse, DPW Director, stated the analysis is not wrong, based on the conditions of that day, but they can be misleading. The day the analysis was conducted, Fiske Hill storage tank was on-line. If you take this tank out of the equation, such as for maintenance, quick recovery is gone, then the analysis would be completely different. This would happen because the next closest storage tank is 3 to 4 miles away, and a significant friction loss of pressure would occur, rendering the aforementioned study slightly inaccurate. The DPW still feels long-term bonding would safeguard any potential water infrastructure improvements, if or when required (5+ yrs.). The DPW's stance is based on residual pressures witnessed and recorded on the Route 20 end of Hall Road during fire flow testing elsewhere in town.

Ms. Gibson-Quigley asked if a booster pump would solve the problem.
Mr. Creamer wanted to know if public safety would be jeopardized because of low water pressure.

Chief Senecal stated he could get all is equipment into Stoneleigh and the use of water pumps if needed wouldn't be a problem.

Mr. Belec, stated that as discussed with Mr. Morse and Chief Senecal at the work session, the Tata & Howard study indicated adequate pressure under conditions, but we recognize Mr. Morse's knowledge of the municipal water distribution system. As agreed at the work session, testing of the hydrant prior to Phase III will occur to the satisfaction of Mr. Morse. Should it be determined that adequate pressure does not exist, additional components may be provided for the Stoneleigh Woods water distribution system for additional safeguards.

Ms. Gibson-Quigley would like to see a better definition of the three Phases.

Mr. Morse commented on the design encourages traffic to dart or cut across the cul-de-sac on the wrong side of the road to enter Stoneleigh.

Mr. Belec stated the alternative depicts a minor realignment of Stoneleigh Drive to intersect at an angle closer to 90° and a raised island to better direct traffic. The island is proposed with vertical granite curbing and the surface is proposed to be treated with concrete pavers a "Keep Right" sign is proposed at each end of the island.

Mr. Belec stated Mr. Chamberland, Tree Warden, was concerned over the lack of vegetation. Street trees will be planted along Stoneleigh Drive, break up the clusters of plantings with more of one kind of species. More benches put in along the walking trails, and picnic tables.

Ms. Gibson-Quigley asked about a Homeowners' Association Covenant.

Mr. Havasy, an owner of Blue & Gold Development stated that Mr. Donahue, attorney for the project, is working on the wording for it. The maintenance for the benches may fall on the Homeowners' but not sure yet.

Motion: made by P. Dumas to continue the Public Hearing to July 18, 2006 at 7:15 PM
2nd: Mr. Creamer
Discussion: None
Vote: 7 -0

TOWN PLANNER UPDATES

Ms. Gibson-Quigley stated that she went out to McGilpin Road with Mr. Morse, DPW Director and Mr. Chamberland, Tree Warden, to mark the trees for the roadway work. Twenty-five trees were marked for the Public Hearing. Ten were marked with orange X's, no question for those, they are hazardous. Fifteen with ribbons are not hazardous and require approval of the Tree Warden and the Board.

Motion: made by Gibson-Quigley to hold a Public Hearing for the Removal of Trees on McGilpin Road on July 18, 2006 at 8:15 PM
2nd: Mr. Cuniff
Discussion: None
Vote: 7 – 0

Ms. Gibson-Quigley reminded everyone of next workshop , Building Sustainable Communities Through Development, will be held on June 28th at 7:00 PM at Town Hall. The workshop on June 13th was excellent.

On a motion made by Mr. Cuniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 9:15 PM.