

STURBRIDGE PLANNING BOARD  
DRAFT MINUTES OF  
TUESDAY, JULY 18, 2006

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

**Also Present:** Jean 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. Smith to accept the corrected minutes of June 20, 2006  
**Second:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 - 0

**SANR – MICHAEL S. & RICHARD P. LAFLECHE – 80 LEADMINE LANE, STURBRIDGE MA**

The property owner was not present, but Ms. Bubon visited the property and determined that there is adequate access through the frontage, and the lot and remaining land meet the requirements, therefore Ms. Bubon recommends endorsement of the plan since it meets the requirements.

The Board signed the plan.

**ATTORNEY LOUIS MOUNTZOURES**

Request for an extension until December 31, 2006 for completion of Public Infrastructure at Allen Homestead.

Mr. Mountzoures spoke on behalf of the project. This project has been delayed due to a pending issue with the Conservation Commission regarding seven lots at Allen Homestead.

This issue has recently been resolved and the applicant intends to complete the remaining work over the summer and fall months.

Ms. Quigley recommended extending the extension to the spring, after going through a winter and then doing the inspection.

**Motion:** Made by Mr. Chamberland to grant the extension to May 15, 2007  
**2<sup>nd</sup>:** Ms. Morrison  
**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. Ms. Quigley asked for a review of the Phasing procedure. Mr. Belec explained, no subsequent phase shall be commenced until the previous phase is substantially completed including the construction of eighty percent of residential units and associated landscaping, loaming and seeding.

Ms. Quigley asked if the units in Phase I will be sold before Phase II is started.

Mr. Havasy stated that the units will be sold because the Bank will issue the loan only after units are sold in the previous Phase. Each Phase will have 20 units with two of them being models.

Mr. Creamer is still concerned with the water pressure, the testing should include pressure and volume. Acceptable flow test should be done before the start of Phase III.

Mr. Belec addressed the concern of Chase Road island design. Materials were chosen to match the existing islands on Route 20 West of Route 131, future terminal ends on Route 20 East of Pistol Pond as discussed with Mass Highway, durability, aesthetics and reuse applications. Mortar joint vertical granite curbing with a minimum 8” reveal for the perimeter of the island, mortar joint granite cobblestone blocks for the surface of the island, and signage directing traffic.

Mr. Creamer stated that in clear conscience he cannot vote in favor of this project because of safety issues. He apologized to Ms. Bubon, Town Planner for no advance warning on his issues. The concern of the impact to traffic on Route 20 and Route 131 this project will present.

Mr. Ceamer’s other major concern is the one way in and one way out. He feels public safety is a major concern and feels, he as a member of the Board, needs to address this issue.

Mr. Chamberland, with 29 years experience on the fire department, stated that there was not an instance when emergency service could not get to a resident in the Town. He has confidence in the Highway department. Both the Fire and Police Departments did not have an issue with the one access road.

Mr. Creamer questioned the ZBA granted the Special Permit, when public safety was an issue. He also questioned if the applicant can revise the site plan showing an emergency access road.

Ms. Quigley read an email from Mr. Emrich stating his concerns about the project. This project is 71 units and not one is affordable housing. In the Sturbridge strategic planning report (The Dialogue for the Future) one of the goals is to meet the 10% for housing affordability. This development brings us further from this goal by 7 units. He is also concerned about the traffic on Route 20 and Route 131.

Ms. Quigley stated that the affordable housing issue is too late to change.

Mr. Donahue representing the applicant stated the site plan has been done and revisions already were made and now this site plan needs to be voted on.

Mr. Silvestry of Beaudry Road questioned what happens if the Town doesn't approve Chase Road and the traffic effect on Hall Road.

Mr. Donahue thanked the Board and the Town Planner for all their help with this project. He was surprised about the concerns about traffic and one road access at this time. He hopes the Board will approve the project. He feels it's a superior plan.

**Motion:** Made by Mr. Creamer to close the Public Hearing at 8:30 PM.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 6 – 0

At this time the Board reviewed a list of 28 proposed Conditions prepared by Ms. Bubon, the Town Planner.

**Motion:** Made by Mr. Chamberland to approve the Site Plan with 28 Conditions with explanations given in Memos by Ms. Bubon, Town Planner dated July 6, 2006 and July 18, 2006.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** Mr. Cunniff would still hope for an emergency road in the future.  
**Vote:** 5 – 1 – 1 with Mr. Creamer opposed and Ms. Dumas abstaining.

### **CHARLES MACGREGOR – BRENDON HOMES**

Request Release of remainder of bond for Adams Road, and that lot fifty-seven which is currently being held as surety be exchanged for lot sixty.

Mr. Morse, DPW Director was present and indicated he would not approve the release at this time.

**Motion:** Made by Mr. Cunniff to switch lot fifty-seven which is currently being held as  
surety be exchanged to lot sixty.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 7 – 0

**PUBLIC HEARING FOR THE TOWN OF STURBRIDGE FOR TREE REMOAL ON MCGILPIN ROAD (A SCENIC ROAD) IN CONJUNCTION WITH ROAD RECONSTRUCTION WORK.**

Ms. Quigley opened the Public Hearing at 8:55 PM.

The applicant for this request is the Town of Sturbridge. The request is to remove trees in conjunction with the reconstruction of McGilpin Road. Many of the trees are hazard trees which need to be removed regardless of the road reconstruction. Others need to be removed to accommodate widening of the road to 21' as proposed. Some of the trees are leaning into the road and break the pavement line which causes a hazard to large vehicles.

Mr. Morse, DPW Director and Mr. Kowalski, Assistant Tree Warden spoke on behalf of the Town. The trees marked need to come down in order for the road reconstruction.

Ms. Dumas said she received an email from a resident of McGilpin Road claiming one of the trees marked was not dead. Mr. Morse disagreed and said the tree was rotting and needed to come down.

Ms. Quigley stated she walked the road with Mr. Morse and Mr. Chamberland, Tree Warden, and was impressed with the care and concern taken with the marking of the trees that needed to come down.

Mr. Carlson of 108 McGilpin Road requested that the tree in front of his house is dead and needs to come down.

Mr. Morse knows of the tree and agrees with Mr. Carlson and said it would come down.

**Motion:** Made by Mr. Chamberland to close the Public Hearing.  
**2<sup>nd</sup>:** Mr. Smith  
**Discussion:** None  
**Vote:** 7 – 0

**Motion:** Made by Mr. Cunniff for the removal of all 25 Trees.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 7 – 0

## **TOWN PLANNER UPDATE**

Empire Village - Mr. Nichols has inspected the property and found that the parking spaces have been striped at the appropriate angle (according to the approved plan, however the directional arrows are incorrect). The owner will correct this within two weeks and he will re-inspect the premises at that time.

Application for Dr. Gill for Site Plan Approval for an Optometrist Office and residence at 473 Main Street has been submitted and will be scheduled for the August 15, 2006 meeting.

GIS Maps should be available on the web site by the end of the month or beginning of August.

JMJ Properties(Sterling Environmental) – 79 Main Street. The applicant has encountered a problem with moving the Verizon Pole since it is a main feeder pole(that lines up with Fairview Park). The applicant has proposed an alternate plan that widens the driveway radii and inserts an island around the utility pole. After review of this situation with Mr. Morse, they did not believe that this a major change, however, they have asked the applicant to provide written confirmation from Verizon that this pole cannot be moved; that has not been submitted as of this date, Once that has been received, Ms. Bubon will forward it to the Board, and would recommend that any changes in the plan due to the pole be provided for the record on the As-Built Plan.

Ms. Morison excused herself from the Board at 9:10 PM.

**Motion:** Made by Mr. Chamberland to approve the change in the Site Plan.

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

**Discussion:** None

**Vote:** 5 – 0 – 2 Ms. Dumas and Ms. Morrison abstaining.

Ms. Morrison returned back to the Board at 9:15 PM

Ms. Quigley stated that Board reorganization will happen at the August 15<sup>th</sup> meeting.

Ms. Dumas stated that at a Public Hearing a Board member should be able to change their mind without feeling frustrated

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

