

STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JULY 31, 2007

On a roll call made by Ms. Morrison, Clerk, the following members were present:

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

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

The Chairman called the regular meeting of the Planning Board to order at 6:30 PM.

Mr. Creamer read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Chamberland to approve the corrected minutes of July 10, 2007  
**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 – 0

**THE HIGHLANDS SUBDIVISION – REQUEST OF LOT RELEASE**

Mr. Moss, of Sanctuary Homes, is requesting that the Board release three of the four lots that it is currently holding for surety. The Board will continue to hold lot 17 as surety for the completion of the project at the Highlands. Lot 17 has an assessed value of \$74,200.00 and the remaining work has an estimated cost of \$72,000.00. Mr. Morse, DPW Director, has agreed to the release and has signed the letter submitted.

**Motion:** Made by Mr. Smith to endorse the Form F-1 Covenant Release.  
**2<sup>nd</sup>:** Ms. Quigley  
**Discussion:** None  
**Vote:** 7 - 0

**PUBLIC HEARING – FISKE HILL EAST REALTY TRUST – REQUEST  
APPROVAL OF A THREE LOT PRELIMINARY SUBDIVISION PLAN.  
PROPERTY LOCATION IS 30 MAIN STREET AND 20 FISKE HILL ROAD.**

Ms. Morrison read the legal notice.

Mr. Loin, of Bertin Engineering, spoke on behalf of the applicant. The applicant is requesting a waiver to the limitation on cul-de-sac length. The proposed cul de sac road length is 897'. Land does exist to create a through road; however, the applicant is trying to limit the commercial traffic to Route 131 and is therefore requesting the waiver at this time.

The applicant is proposing to construct a four lot subdivision (3 subdivision lots and 1 SANR lot) with associated roadway, drainage structures and other improvements. Lot 1 will be created through the SANR process. This lot will contain 1.70 acres and is located on Fiske Hill Road within the Suburban Residential District. Lot 2 will be a 5.63 acre lot located in the Rural Residential District, which is proposed for use by EBY Group for the construction of an Assisted Living facility. It is important to note that although the intended use of this parcel is known at this time, that project is not currently under review and will be subject to its own approval process. Lot 3 is a 4.06 acre lot within the Commercial District and Lot 4 contains 122.45 acres and is located within the Commercial and the Rural Residential Districts. A portion of this lot is located in Southbridge as well. As the Board is aware, this Lot is the same parcel of land that the potential 40B was proposed to be located.

Mr. Creamer noted that none of these other projects are under review at this time; this application and review are for the Subdivision only.

The Board raised issues with traffic on Fiske Hill and with regards to wetlands issues.

Mr. Wilson, Board of Selectman, stated that they have not received a traffic study and accessing residential back land through a commercial area raises safety issues.

Ms. & Mr. Trotto, 26 Main Street, stated that they have water problems in their backyard, raised issues with Conservation, and questioned Lot 4 being residential.

Ms. Munroe, of 91 Idlewood Street, Southbridge, questioned a proposed access road off of Idlewood Street being only for emergency use.

Mr. Halterman, Board of Selectman, asked Mr. Creamer what the criteria are for a cul de sac waiver.

Mr. Creamer began to go through the entire process for a preliminary subdivision until Mr. Halterman restated his question.

Ms. Dumas read the requirements from the Subdivision Control Guidebook.

Ms. Bubon stated the only issue the Board needs to vote on is the waiver for the length of the road, and that the other parcels are individual projects that will need their own plans for review on their own merits.

**Motion:** Made by Ms. Quigley to close the Public Hearing.

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

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Ms. Morrison to waive the limitation of the cul-de-sac length from 500' to allow the proposed 897' length

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

**Discussion:** Ms. Dumas not in favor of the extension, she feels she does not have enough answers to her questions and that the proposal is not the best use of land. Ms. Quigley stated the hardship with the road because of zoning.

**Vote:** 6 – 1 (Dumas)

**Motion:** Made by Mr. Cunniff to approve the Preliminary Plan with 12 Conditions

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

**Discussion:** None

**Vote:** 6 –1 (Dumas)

**PUBLIC HEARING – KHAN BROTHERS REALTY, LLC – REQUEST  
APPROVAL OF A FORTY-EIGHT LOT PRELIMINARY SUBDIVISION PLAN.  
PROPERTY LOCATION IS 271 CEDAR STREET AND ARNOLD ROAD.**

Ms. Morrison read the legal notice.

Mr. Harris, of Coler & Colantonio Engineering, spoke on behalf of the applicant.

Mr. Creamer read the email from Kopelman & Paige regarding the ownership of one of the parcels. The dispute over ownership needs to be resolved before going ahead with the plan.

Mr. Creamer stated to Mr. Harris the option of withdrawing without prejudice because of the deed problem and because of other substantive issues with the plan not meeting standard preliminary plan criteria.

Mr. Harris stated before they make a decision, he would like some comments from the Board concerning the plan.

Board members stated that the plan is not creative, it is dense and compact, and lacks useable open space. The Board's other concerns were traffic and conservation related.

Mr. Creamer suggested to Mr. Harris that he and the applicant work with Ms. Bubon and Conseravtion to develop new and better plans.

Mr. & Mrs.Kaufman, 286 Cedar Street, stated their concerns with traffic issues on Cedar Street. They also felt this development would change the nature of the neighborhood and also expressed concerns about preserving habitat.

Mr. Harris requested withdrawal without prejudice.

**Motion:** Made by Ms. Dumas to close the Public Hearing

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

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Mr. Chamberland to allow the applicant to withdraw without prejudice and the fees for a new application to be determined by Ms. Bubon.

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

**Discussion:** None

**Vote:** 7 – 0

### **TOWN PLANNER UPDATE**

Approval of Zoning Amendments by Attorney General

Work Session August 13, 2007 at 6:30 PM

Excavation without approvals at 595 Main Street

### **New Business**

Ms. Dumas stated that the Sturbridge Community Preservation Committee will hold a public hearing on the Draft Sturbridge Community Preservation Plan. The hearing will be held on Monday August 20, 2007 at 7:30 PM in Town Hall.

### **NEXT MEETINGS:**

August 14, 2007 – Discussion of zoning on Route 15 and possible zoning amendments.

August 28, 2007

On a motion made by Mr. Chamberland and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 10:00 PM.