

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, AUGUST 24, 2010**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM  
On a roll call made by Ms. Morrison the following members were present:

**Present:** Russell Chamberland  
James Cunniff  
Penny Dumas  
Sandra Gibson-Quigley  
Brian McSweeney  
Jennifer Morrison

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

**ABSENT:** Francesco Froio

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Cunniff to accept the amended minutes of August 3, 2010.  
**Second:** Ms. Dumas  
**Discussion:** None  
**Vote:** 6 – 0

**CONTINUATION OF THE PUBLIC HEARING FOR SITE PLAN APPROVAL –  
METROPCS MASSACHUSETTS, LLC IS REQUESTING SITE PLAN  
APPROVAL TO CONSTRUCT AND OPERATE A WIRELESS  
COMMUNICATION FACILITY AND RELATED IMPROVEMENTS. THE  
PROPERTY IS LOCATED AT 67 ROUTE 84 (DPW PROPERTY).**

**Materials Reviewed:**

Letter from Anderson & Kreiger – dated 8/24/2010 – Requesting to continue the Public Hearing to October 5, 2010

Report from Anderson & Kreiger – dated 8/11/2010

Report from Anderson & Kreiger – dated 7/13/2010

Ms. Gibson-Quigley gave a brief summary and time line of the status of the application to this date.

Planning Board Minutes of August 24, 2010

**Motion:** Made by Ms. Dumas to continue the Public Hearing for MetroPCS to October 5, 2010 @ 6:35 PM  
**Second:** Ms. Morrison  
**Discussion:** None  
**Vote:** 6 – 0

## **TOWN PLANNER UPDATE**

### **Upcoming Meetings:**

September 1, 2010 – Special Town Meeting

September 7, 2010 – Planning Board Meeting (Public Hearing for Tractor Supply to relocate to 178 Main Street)

September 14, 2010 – Master Plan Meeting

September 21, 2010 – Planning Board Meeting (Work on the Design Review Standards & Waiver of Site Plan for a business relocation)

October 5, 2010 – Planning Board Meeting – Continuation of Public Hearing for MetroPCS

Green Communities Planning Assistance Program – Request letter of commitment from the BOS

Ms. Bubon stated that the application is just about done and need the letter of commitment from the BOS.

**Motion:** Made by Ms. Dumas to send a letter to the BOS asking them to commit to meet all five criteria one year of adoption of the action plan.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 6 – 0

CMRPC Representative must be designated

**Motion:** Made by Ms. Gibson-Quigley to nominate Mr. McSweeney as the Planning Board Delegate.  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 6 – 0  
Mr. McSweeney accepted.

FEMA Maps have been revised again

Peas on Earth opening at 454 Main Street

Amendment to Chapter 40A, Section 3 – Governor Patrick signed into law Chapter 240 of the Acts of 2010. Section 3: adding as an additional category of agricultural uses protected by that statute any parcel of 2 acres or more that generates annual revenues from the sale of products of \$1,000 or more per acre.

Land Use Permit Extensions – The act includes a significant provision for land use permit granting authorities, one that will extend the duration of certain land use approvals by two years.

Final 43D Report due September 7, 2010

MORE Grant expires August 30, 2010 – waiting for final invoices – request extension from the State

Alignment project nearly complete

Updated Planning Board Rules & Regulations to include 43D, OSRD and updates to Site Plan & Special Filing Requirements – combine all regulations into one booklet – hold Public Hearing to adopt

Parking standards being reviewed by Mr. Golas

Work to begin on the CT District draft plan in the next week or two – Ms. Bubon has an old set of Route 20 layout plans – will trace a couple of sections and super-impose plantings

Ms. Gibson-Quigley stated that the contract for the Burgess Elementary School was awarded to Fountain Brothers for \$34M – formal groundbreaking is scheduled for September 2, 2010 @ 10:00 AM

Mr. Chamberland stated that the contractor was to notify the Planning Department when construction started at Burgess and was also to forward a list on contact emergency numbers to the Planning Department.

Ms. Bubon stated that she will check on this.

Ms. Gibson-Quigley gave an update on the Master Plan Steering Committee:  
Drafts on the following Chapters:

- Housing
- Economic Development
- Land Use
- Public Utilities

Ms. Dumas stated that Transportation Focus Group is meeting once a week and working on their chapter.

Mr. Cunniff stated that Energy & Sustainability is progressing.

Ms. Gibson-Quigley stated that Natural, Cultural & Historic Resources is working on their issue paper.

Ms. Dumas stated that she will not be able to attend the September 7, 2010 meeting.

**Motion:** Made by McSweeney to take a short recess @ 7:20 PM  
**2<sup>nd</sup>:** Ms. Morrison  
**Discussion:** None  
**Vote:** 6 – 0

The Board reconvened at 7:30 PM.

**PUBLIC HEARING – PRELIMINARY SUBDIVISION PLAN APPROVAL – CLIFFORD CURBOY FOR A PROPOSED TWENTY-SIX LOT SUBDIVISION – ENTITLED “LONG POND ESTATES PRELIMINARY SUBDIVISION PLAN OPEN SPACE RESIDENTIAL DEVELOPMENT OLD ROUTE 20 & CAMP ROAD”. THE PROPERTY IS LOCATED AT 704 MAIN STREET & 28 CAMP ROAD.**

Ms. Morrison read the legal notice.

**Materials Reviewed:**

Preliminary Subdivision Plan of Long Pond Estates Camp Road & Old Route 20 Sturbridge MA – prepared for & owned by Clifford Curboy – dated 6/21/2010 – prepared by Robert G. Murphy & Associates, Inc.

Application for Approval of a Preliminary Plan – dated 6/15/2010

Ms. Bubon gave her report on the application

Green cards & Legal Notice on file.

Ms. Gibson-Quigley read department memos from the following:

- Mr. Ford, Chief of Police
- Ms. Jacque, Conservation Agent
- Ms. Rusiecki, BOH Agent
- Mr. Morse, DPW Director

Mr. Murphy of Robert G. Murphy & Associates, Inc. spoke on behalf on the applicant. He stated the owner and developer, Clifford Curboy, has proposed a 26 lot single-family residential subdivision on Main Street (Route 20). As shown on the Preliminary Subdivision Plans as submitted with this application, the project is to be located along the northerly sideline of Old Route 20 along the eastern shore of Long Pond near the Brimfield town line.

The intent of the owner is to develop the property as an open space residential subdivision with lots having an average of 0.65 acres. The tract of land in excess of sixteen acres is to be open space with restrictions for development.

The property is oddly shaped and rather steep on the east side of the property. Most of the land is located within the Suburban Residential District, but the narrow portion that abuts the Old Route 20 is zoned General Industrial. The property abuts Army Corp. of Engineers flood control property. Several of the lots shown are at least somewhat affected by flowage easement.

The Board had the following questions and concerns:

- The plan is not very creative – Mr. Murphy stated that after perc tests are done they will have a better layout of the houses
- Who owns the Industrial portion of land – Mr. Murphy stated that the applicant owns the Industrial part also
- What is the plan for Camp Road
- School busses not allowed on private road – Camp Road is private – Mr. Murphy stated they could make a turn-around
- What about the Industrial Zone area – Mr. Murphy stated they may ask to rezone to all residential or have a marina for boating

The following residents had concerns:

- 23 Camp Road – Mr. Martin – what will happen to our wells with the construction – Mr. Murphy stated there will be no effect to others – deep water wells on each lot
- 21 Camp Road – Mr. Wrijil – What about frontage – most homes are close to the road – concern about the increased traffic if the road is redone – Mr. Murphy stated that the road will meet all DPW requirements
- 27 Camp Road – Ms. Lussier – concern about increased traffic with the Flee Market – how much property will be taken
- 30 Camp Road – Mr. Willey – lot of people affected – safety issues
- 6 Camp Road – Ms. Duval – all ledge – what about blasting – Mr. Murphy – use heavy rock crushing equipment – blasting is a last resort

Ms. Bubon stated that the filing of a preliminary plan is optional for the applicant. When a preliminary plan is submitted to the Planning Board for approval the Board shall act within 45 days to either 1) approve the plan; 2) approve the plan with modifications; 3) disapprove the plan and provide detailed reasons for the disapproval so that the applicant can make the definitive plan conform to the Planning Board's requirements in order to obtain approval.

Ms. Bubon stated that this plan is one that is going to require more discussion between the applicant, staff and the Planning Board so that the issues identified can be resolved.

The Subdivision Control Law has been enacted for the purpose of protecting the safety, convenience and welfare of municipal inhabitants. The purpose of the Subdivision Control Law is also to provide adequate access to all lots in a subdivision and to ensure sanitary

conditions and open spaces. It is not unreasonable to believe that this land can be developed, however more thought needs to be given to the overall design.

The Board did agree they should approve so that the plan can go forward with revisions.

**Motion:** Made by Ms. Morrison to approve the Preliminary Subdivision Plan entitled “Long Pond Estates Preliminary Subdivision Plan Open Space Residential Development Old Route 20 & Camp Road” owned by Clifford Curboy with the conditions and modifications made by the Board and staff.

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

**Discussion:** None

**Vote:** 6- 0

### **OLD BUSINESS/NEW BUSINESS**

None

On a motion made by Mr. Cunniff, seconded by Ms. Morrison, and voted 6-0 the meeting adjourned at 9:25 p.m.