

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JANUARY 10, 2012**

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

Present: Charlie Blanchard
Russell Chamberland
James Cunniff
Penny Dumas
Brian McSweeney
Sandra Gibson-Quigley, Chair

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

Absent: Ginger Peabody

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to accept the minutes of December 13, 2011.
2nd: Mr. McSweeney
Discussion: None
Vote: 5 – 0 – 1 (Ms. Dumas)

Mr. Blanchard recused himself from the Board at 6:32 PM. He is an abutter to the Estates at Sturbridge Farms.

REQUEST RELEASE OF COVENANT ON LOT 3 – ESTATES AT STURBRIDGE FARMS

Materials presented:

Letter from Jalbert Engineering – dated December 22, 2011 – Re: Release of Covenant, Lot 3, Regep Lane – received December 22, 2011

Ms. Bubon stated the applicant has requested that Lot 3 Regep Lane be released from the Covenant. This home is already constructed after the grant of a building permit in July 2011, but this lot was being held in lieu of a performance bond. However, the development is complete, bounds have been set and as-builts were submitted to the Planning Department. So, therefore, Ms. Bubon has no concerns with releasing the Covenant on Lot 3 so that the home may be sold.

Mr. Jalbert of Jalbert Engineering stated that at this time the construction of ways and municipal services to adequately service this lot are complete. The approved lighting and landscaping has also been completed. The street right of way and all properties to be acquired by the Town of Sturbridge have been adequately bounded to the satisfaction of Mr. Morse, DPW Director.

The Board had the following questions:

- How many lots – Mr. Jalbert stated 5 lots – 4 houses
- When will the open space land be handed over to Conservation Commission – Mr. Jalbert stated at the Annual Town Meeting

Motion: Made by Mr. Cunniff to release Lot 3 and endorse the release for recording. Inspections still need to take place of the infrastructure prior to making a recommendation on street acceptance.

2nd: Mr. Chamberland

Discussion: None

Vote: 5 – 0

Mr. Blanchard returned to the Board at 6:40 PM.

DISCUSS PROPOSED REVISIONS TO THE SUBDIVISION REGULATIONS

Ms. Bubon went through the proposed amendments to the *Rules and Regulations Governing the Subdivision of Land*. She stated that all the underline parts are either new or just reworded.

Ms. Bubon stated that Section 6, has been reorganized into three definitive sections - Applicant Procedure, Plan Contents and Action on Plan. Added language states that if the applicant is not the owner, evidence of authorization to apply on behalf of the owner must be submitted, and the applicant must submit evidence that all property taxes have been paid.

Ms. Bubon stated that in Section 7 she added a new paragraph (5), updated paragraph 6 to require that the street classification be included, deleted paragraph 9, added language in paragraph 8 to indicate that the approximate areas of wetlands and R-Factor be shown on each lot; added paragraphs 12 – 18.

The Board had the following questions or suggestions:

- Conflict of percentage on page 3, #10 states 8% and on page 7 # 12 states 10%
- Section 8 – Definite Plans – Planning Board submittals – (f) – check the number - ? 1600 – 2000
- Performance Guaranty – (a) – include DPW acceptance
- Release of Guaranty – check the time of construction ended
- Monetary Security – typo in (a), – (b) retain security, – (d) – check time, (f) – or extension of time to complete provided

- Town Acceptance of Improvements – when to allow final pavements
- Section 10 – Streets – question OSRD – separate width of streets from subdivisions – question subdivisions width – discuss street width with DPW, Fire and Police
- Section 12 – Utilities – similar light pole styles can be considered – approve alternations

TOWN PLANNER UPDATE

Land Use Policy – Conservation Commission – to be reviewed. Give Ms. Bubon any feedback and she will submit to Ms. Jacque

Letter from Mr. Suhoski to Mr. Manthorne, Sturbridge Auto Body – Re: Site Plan, Class II License & Motor Vehicle Storage

- Mr. Suhoski stated that the BOS are going to update the description and issue a revised license stating – “No more than seven used vehicles shall be displayed for sale in front of the building and fence. Total vehicles on site shall not exceed 47 and shall be stored in compliance with the site plan dated July 29, 2011 by Jalbert Engineering and approved by the Sturbridge Planning Board August 9, 2011.”
- Question the year in the letter

OLD BUSINESS/NEW BUSINESS

Two new clothing bins at Hobbs Brook – Ms. Bubon will check. Mr. Suhoski sent a draft bylaw regarding clothing bins to Kopelman & Paige

NEXT MEETING

January 24, 2012

On a motion made by Ms. Dumas, seconded by Mr. Cunniff and voted 6 – 0, the meeting adjourned at 7:35 PM and went to subcommittee workshops.