

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, APRIL 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:** Russell Chamberland  
James Cunniff  
Penny Dumas  
Brian McSweeney  
Ginger Peabody  
Sandra Gibson-Quigley, Chair

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

**Absent:** Charlie Blanchard

Ms. Gibson-Quigley opened the meeting and read the agenda.

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Chamberland to accept the amended minutes of March 27, 2012.  
**2<sup>nd</sup>:** Ms. Peabody  
**Discussion:** None  
**Vote:** 6 – 0

**ANR – BICHOP NAWROT AND TANIA LALIBERTE – 88 & 90 WESTWOOD DRIVE**

**Materials presented:**

ANR Plan Content and Submittal Checklist – dated 4/4/2012

Application for Endorsement of a Plan Believed Not to Require Approval – dated 4/3/2012  
– prepared by Jalbert Engineering

Plan of Properties Owned by Bichop J. & Linda L. Nawrot and Tania C. Laliberte – 88 & 90 Westwood Drive

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the purpose of the plan is to define a common dividing line between the land of Nawrot and Laliberte to resolve an overlap in the current legal descriptions and to combine both properties owned by Nawrot into one contiguous lot.

**Motion:** Made by Mr. Chamberland to endorse the Plan of Properties Owned by Bichop J. & Linda L. Nawrot (#88) and Tania C. Laliberte (#90) Westwood Drive – plan date 3/02/2012 – DWG # 12038.

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

**Discussion:** None

**Vote:** 6 – 0

Ms. Dumas signed the plan.

#### **AS- BUILT – ESTATES AT STURBRIDGE FARMS – PLANNING BOARD DISCUSS/VOTE TO PETITION FOR STREET ACCEPTANCE**

Mr. Jalbert of Jalbert Engineering stated that the repair of the erosion issues on Lot 4 and 5 and along the access roadway to the retention basin are in the process of being repaired. All wooded vegetation will be cleared out of the basin.

The Board questioned street erosion - Ms. Bubon stated that because of the logging after the tornado caused this problem and is now confident the problem is resolved.

Mr. Morse and Ms. Bubon will certify that the work is done and report it to the BOS and the Planning Board.

**Motion:** Made by Mr. McSweeney to petition the BOS to Layout the roadway as Regep and to recommend acceptance after completion of the items noted in the report dated April 9, 2012 from Ms. Bubon and Mr. Morse.

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

**Discussion:** None

**Vote:** 6 – 0

#### **AS-BUILT – HIGHLANDS – PLANNING BOARD DISCUSS/VOTE TO PETITION FOR STREET ACCEPTANCE**

Ms. Bubon stated that the As-Built had been submitted for the Sanctuary and the roadway acceptance descriptions have been provided to the BOS for inclusion on the Annual Town Meeting warrant.

**Motion:** Made by Ms. Peabody to petition the BOS to Layout the roadways known as Highland Lane and Meadow View Lane and to recommend acceptance after completion of the items noted in the report dated April 9, 2012 from Ms. Bubon and Mr. Morse.

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

**Discussion:** None

**Vote:** 6 – 0

**AS-BUILT – SANCTUARY – PLANNING BOARD DISCUSS/VOTE TO  
PETITION FOR STREET ACCEPTANCE**

Ms. Bubon stated that the As-Built had been submitted for the Sanctuary and the roadway acceptance descriptions have been provided to the BOS for inclusion on the Annual Town Meeting warrant.

**Motion:** Made by Mr. McSweeney to petition the BOS to Layout the roadways as Hunter Lane and Evergreen Lane and to recommend acceptance after completion of the items noted in the report dated April 9, 2012 from Ms. Bubon and Mr. Morse.

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

**Discussion:** None

**Vote:** 6 - 0

**ENDORSE NEW LENDERS AGREEMENT FOR DRAPER WOODS WITH  
NEW OWNER**

Ms. Bubon stated that the Tripartite Agreement dated April 10, 2012 between the Planning Board, Hometown Bank and Tim Reardon Builders (Mr. Reardon is now the new owner of Draper Woods) in the amount \$197,182.00 needs to be accepted and endorsed by the Board. Ms. Bubon also stated that the final completion date for Phase I and Phase II will be October 14, 2014 with the following stipulations:

1) The Lenders Agreement may be reduced as work progresses. The applicant shall submit a Form P Inspection Form and written request for the amount of reduction being requested. Inspections shall be conducted by the DPW Director and the Town Planner and then a vote of the Planning Board shall be required.

2) The Lenders Agreement amount shall be reviewed annually in April and adjusted by the CPI as may be required.

3) The applicant/developer shall meet the Board after the completion or near completion of Phase I and Phase II to determine a final completion date for Phase II. No lots may be released in Phase III until the completion of Phase I and Phase II except that the final pavement may be withheld from Draper Woods with sufficient funds held for final pavement.

4) Although we understand that all conditions of approval remain in effect in accordance with the Draper Woods Phasing Schedule Exhibit B, we would like to reiterate that the DPW Director shall determine if the binder coat needs repair or additional surfacing at any time before the top coat is applied.

**Motion:** Made by Ms. Peabody to endorse new Lenders Agreement in the amount of \$197,182.00 with final completion date for Phase I and Phase II of October 14, 2014 with the following stipulations as noted and checking all apparatus in the pumping station.

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

**Discussion:** None

**Vote:** 6 – 0

The Board wanted to know if there was any way to disclose to homeowners when buying into a subdivision that the streets are not accepted until voted at Town Meeting.

Ms Bubon stated that legally she wasn't sure it could be done.

Board members thought that maybe on the street signs in the subdivisions could say private streets until accepted.

### **TOWN PLANNER UPDATE**

Letter from Kopelman & Paige – dated 3/20/2012 – Re: Regulating Solar Access

Letter from Kopelman & Paige – dated 3/20/2012 – Re: Telecommunications Act Amendment – Existing Facilities – Approval of Modification

DLTA Packet – proposal presentation – Adam Gaudette – Spencer Town Administrator –

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

None

### **NEXT MEETING**

Next meeting date is April 24, 2012.

On a motion made by Mr. Chamberland and seconded by Ms. Peabody and voted 6 – 0, the meeting adjourned at 7:25 PM.