

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, MAY 14, 2013**

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
Heather Hart
Susan Waters
Sandra Gibson-Quigley, Chair

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

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

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to accept the minutes of April 23, 2013.
2nd: Mr. Cunniff
Discussion: None
Vote: 6 – 0 – 1 (Mr. Chamberland)

TOWN PLANNER UPDATE

Ms. Bubon stated that Chamber Economic Roundtable Outreach Meetings on branding/website /Central Mass South – Regional Economic Development Organization – A Great Place to Live and Work are the following:

- 6/5 – Southbridge
- 6/18 – Spencer
- Date to be announced – W. Brookfield
- Date to be announced – Oxford

PUBLIC HEARING – SCENIC ROAD SPECIAL PERMIT – KENNETH MORRELL REQUESTS A SCENIC ROAD SPECIAL PERMIT FOR THE EXISTING WALL TO BE REMOVED AND RECONSTRUCTED IN A

DIFFERENT LOCATION. THE PROPERTY IS LOCATED AT 23 CEDAR STREET.

Materials presented:

Application for Scenic Road Bylaw – Kenneth Morrell d b a 23 Cedar Street, LLC – received April 19, 2013

Proposed Curb-Cut Plan prepared for 23 Cedar Street, LLC – prepared by Jalbert Engineering – plan date 4/19/13 – DWG #13063 – Revision 1

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley read from the General Bylaws, Chapter 3.71 – Definitions – Scenic Roads and the Tearing Down or Destruction of Stone Walls.

Ms. Gibson-Quigley acknowledged the following department memos:

- Mr. Morse, DPW Director
- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the property does not have the ability to provide off street parking with the exception of the one parking space within the existing garage under the deck. The applicant would like to remove a 24 ft. section of wall and excavate into the hillside for a finished depth of 18 ft. The proposal is to construct a ten foot wide reinforced concrete retaining wall with fieldstone veneer facing.

Ms. Bubon stated while staff had no concerns with the proposal, staff did believe it met the criteria for a Scenic Roads Special Permit and therefore requested that the applicant file a request for a Public Hearing.

The Board had the following questions and concerns:

- Will there be blasting because of ledge – Mr. Jalbert stated that there is no ledge so no blasting
- Can the applicant delay construction until the school year has ended because of the heavy traffic of the school busses – Mr. Jalbert stated that if approved there is a twenty day waiting period and school will be just about over
- Problem with drainage – Mr. Jalbert stated that there will be no problem with drainage – water will drain to the street and there is a catch basin
- Was the garage added – Mr. Jalbert stated that the garage was built with the house
- Dimension of stone wall – Mr. Jalbert stated it will be a 10" reinforced concrete wall

Mr. Wilson of 21 Cedar Street stated that the house was built in 1947 and the wall was built about 15 years ago.

Motion: Made by Mr. Blanchard to close the public hearing.

2nd: Ms. Waters

Discussion: None

Vote: 7 – 0

Motion: Made by Mr. Blanchard to grant a Scenic Road Special Permit to Kenneth Morrell for the existing wall to be removed and reconstructed in a different location for the property located at 23 Cedar Street with the following two conditions:

1. The paved drive/apron must be installed exactly level at the gutter line elevation or the applicant could use green pervious pavers to allow for installation. The pavers must be installed exactly on grade and level to prevent ponding. The driveway will not be accepted until a significant rain storm has passed and the site is inspected to make sure all is draining well and the gutter flow is not interrupted or ponding is present in the street or to the abutting property.
2. Construction not to interfere with the school bus schedule and construction shall only occur during the hours of 7:00 AM to 7:00 PM Monday through Friday and 8:00AM to Noon on Saturday. No construction shall occur on Sundays or State Holidays.

2nd: Ms. Dumas

Discussion: None

Vote: 7 – 0

CALVIN MONTIGNY-DISCUSS 419 MAIN STREET LANDSCAPING – CHANGES & RE-LOCATION OF TREES – VISIBILITY – UPDATE ON TIMING OF LANDSCAPING COMPLETION/PHASING

Ms. Bubon stated that Mr. Montigny, landscaper for this project came into the office requesting plant material changes. Some of the changes are simple such as changing out groundcover for perennials and converting grass areas into perennial beds. However, Mr. Montigny also requested to remove the trees planned for the front of the building (pagoda dogwoods) because he believes the location hinders sight lines when exiting the property. Additionally, Mr. Montigny proposes to plant a smaller tree where the Red Maple was proposed since that is the location of the freestanding sign and there is a conflict with the sign now.

Ms. Bubon did not consider these to be minor vegetation changes and therefore Ms. Bubon requested that Mr. Montigny meet with the Board. Ms. Bubon stated that we have been working to make sure that we incorporate trees into the front of each building and Ms. Bubon believes this is an issue that needs discussion. Perhaps a site visit may be in order so that the Board can view the areas in question and make a better determination about the trees after that time.

Ms. Bubon stated that we would not want to make any decisions that would create a safety issue, however, at the same time as we work to incorporate street trees we need to come to some resolution with this issue.

Mr. Montigny of Montigny Landscaping stated that the pagoda dogwoods fully matured can present a safety issue. Maybe other species which are smaller may be better.

The Board feels that this site is in the Commercial Tourist Plan which is in the process of wanting more street trees. Street trees would be more calming to traffic but safety does come first.

The Board feels that a site visit would be very helpful in order to make a determination about the landscaping and would like to set a date for one.

The Board would like Mr. Montigny to have pictures available of the trees at the site visit which will be May 28, 2013 at 6:30 PM at 419 Main Street.

TOWN PLANNER UPDATE

Whittemore Woods – The Homeowner's Association has retained Waterman Design to set the bounds and prepare the as-builts street acceptance plans. As of May 9, 2013 the bounds have been set, sidewalk stakeout and tree stakeout have begun.

Pilot Travel – Is delinquent with the quarterly reports and providing any updates on the traffic management plans they were supposed to be developing. Ms. Bubon has contacted Mr. Cupp and he has passed the information on to the staff member handling this location. This seems to be an issue related to new staff members not being advised of on-going projects and conditions. Ms. Bubon stated that she will take responsibility for not following this more closely to be sure that reports are submitted in a timely fashion. Ms. Bubon also stated that she try to establish a new system for monitoring these on-going conditions.

179 Main Street – Did not gain approval to erect the freestanding sign in the location within the MassDOT right-of-way. The DRC did approve the freestanding sign to be located in the one island large enough to contain the sign which is the island at the start of the parking lot. Ms. Bubon stated that there is now a conflict with a tree that is within the island. Ms. Bubon stated she is waiting for a proposal from the developer as to where they would like to relocate the tree. Ms. Bubon stated that she would like to have the tree moved into the MassDOT right-of-way. Based upon information Ms. Bubon has received from MassDOT there is a GreenDOT program that is encouraging the installation of "urban street trees along the rights of ways". This is a departure from the information we have been provided and is something Ms. Bubon would like to pursue. Ms. Bubon will continue to work on this with the property owner and any changes will have to be reflected in the as-builts plan.

Allen Homestead – Is now complete and the developer is working to have final inspections and as-builts completed. There is a Lender's Agreement on the project that may be changed to a cash bond in the coming weeks. This should be held until final inspections are complete to the satisfaction of the DPW Director and as-builts provided to the Planning Department.

Sturbridge Auto – Ms. Bubon has contacted Sturbridge Auto and they indicated that more stone material has been ordered for the façade completion. They anticipated about a three week delivery time and then the contractor will come back for installation.

Draper Woods – new Lender's Agreement - \$3700 increase – infrastructure

Intercept Survey as part of the CTD Plan – Ms. McCabe – periodically over the next month

OLD BUSINESS/NEW BUSINESS

Enforcement Issues – B-Zee Gas & BT's – paving on holiday and working on Saturday all day – How does the Planning Board enforce order of conditions

Ms. Bubon stated it's the job of the Zoning Enforcement Officer

Ms. Dumas commented on a great job on the kick-off meeting with Pare Corporation on May 8th for the CT District Plan.

NEXT MEETING

Next meeting date is May 28, 2013 at 6:30 PM at 419 Main Street, and continuing at the Center Office Building.

On a motion made by Mr. Cuniff, seconded by Mr. Blanchard voted 7 – 0, the meeting adjourned at 8:15 PM.