

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, JULY 23, 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:** Charles Blanchard  
Russell Chamberland  
James Cunniff  
Penny Dumas  
Heather Hart  
Sandra Gibson-Quigley, Chair

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

**Absent:** Susan Waters

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

**APPROVAL OF MINUTES**

**Motion:** Made by Mr. Chamberland to accept the amended minutes of June 11, 2013.

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

**Discussion:** None

**Vote:** 6 – 0

**Motion:** Made by Ms. Hart to accept the minutes of June 26, 2013.

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

**Discussion:** None

**Vote:** 3 – 0 - 3 (Mr. Blanchard, Mr. Cunniff, Ms. Dumas)

**PUBLIC HEARING – ESCAPE ESTATES, INC. – PROPOSED SUBDIVISION  
MODIFICATION – LAUREL WOODS – 176 CEDAR STREET (DRAINAGE  
BASIN MODIFICATION)**

**Materials presented:**

Narrative – Escape Estates Inc. – Laurel Woods Subdivision Detention Basin Revision – received July 8, 2013

Form E - Application for Modification of an Approved Definitive Plan – Laurel Woods Subdivision – received June 20, 2013

Revised Drainage Plan – Laurel Woods Definitive Subdivision – prepared by Bertin Engineering – plan dated 2/12/2010 – revision 1 – file Z601 – Drawing # DR-1

Ms. Dumas read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Colburn, Conservation Agent

Mr. Cormier, Jr. of Escape Estates spoke. Mr. Cormier stated that we want to build an eco-friendly Low Impact Development storm water system that does not have a significant impact on the environment in its current state. Bertin Engineering has revised the current drainage system and they have provided the plans and calculations.

Mr. Cormier stated that currently approved plan by McNeil Engineering would require the devastation of 1.5 acres along with the removal of approximately 300 trees and the established undergrowth, mostly laurels. The soils have and can handle the water from the surrounding land. Nature has a way of working things out. To alter what is in place is simply destroying the environment in order to save it. The proposed system will keep what nature has taken tens of thousands of years to develop and keep it intact. The soils and vegetation are part of the natural watershed and have adapted to the frequent heavy rains and continue to thrive. To destroy this resource would be irresponsible.

Mr. Cormier stated that Bertin Engineering has established that the revision meets all current standards. DEP and CMRPC are pushing for LID and are completely on board with this type of design. This design is also scheduled as a program and educational opportunity for Nipmuck Quaboag Preservation Trust, a non-profit organization, dedicated to enhance the knowledge of the upcoming work force in this field. We would like to demonstrate how LID is possible.

Mr. Dubois of Bertin Engineering stated that the detention area will have an impervious clay berm with 6" crushed stone cover. Final discharge will be 30' from the property line.

The Board had the following questions and concerns:

- Respond to the concerns of the Conservation Agent – Mr. Dubois stated that Bertin used the USDA charts, the same as McNeil Engineering – the difference is in interpretation of the tables
- How will the Town after acceptance be able to get to the detention area – Mr. Dubois stated that there will be an easement

The Board agreed it is a better plan with less run off.

Mr. Canavan of 172 Cedar Street was concerned with run off to his property. Mr. Cormier stated that the subdivision does not drain onto Mr. Canavan's land. Runoff will not be a problem for his property.

Mr. Ramsay of 63 Westwood Drive was also concerned with run off from the project. Mr. Cormier and Mr. Dubois stated that for run off to reach his property it would have to flow up hill and water would never reach that high and if it did say after a 100yr. storm everyone would have problems. Runoff is actually reduced with this new plan.

Ms. Bubon stated that since this subdivision was approved, National Grid has changed its policies and now considers the typical CS6810 light fixture approved as part of this subdivision as decorative; we must discuss the lighting before installation. As you are aware, these light fixtures are now being billed at a higher decorative light fixture tariff (\$237/light) and therefore cannot be accepted by the Town.

Ms. Bubon has advised Mr. Cormier of this and suggested this would be an appropriate time to discuss alternatives with the Board. Ms. Bubon stated that there were 5 lights proposed for this subdivision with only nine lots. Board members felt there are too many lights as proposed.

Mr. Cormier, Sr. and Mr. Cormier liked the idea that Ms. Bubon proposed to install typical residential fixtures on the individual lots with those lights being the responsibility of each individual property owner.

Mr. Cormier, Sr. stated that he would install a street light at the intersection of Cedar Street and install a junction box at the end of the cul de sac.

Mr. Cormier, Sr. stated that he would like to start this project in the fall and complete, hopefully in two years, a completion date of November 1, 2015

**Motion:** Made by Mr. Blanchard to continue the Public Hearing to August 13, 2013 at 6:35 PM

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

**Discussion:** None

**Vote:** 6 – 0

## **ALLEN HOMESTEAD – SIGN TRIPARTITE RELEASE AND FORM H – BOND BY CASH DEPOSIT**

### **Materials presented:**

Letter – Hometown Bank – received July 16, 2013 – Treasurer Check for \$44,400.00 for the balance of funds held by Hometown Bank for the tripartite agreement, between Allen Homestead Development, LLC, the Town of Sturbridge and Hometown Bank..

Ms. Bubon stated that as discussed at the last meeting Form H – Performance Bond Secured by Cash Deposit must be signed by the Board as well as Form J – Tripartite Release Form.

Ms. Bubon stated that this subdivision is finally being done, the asbuilts are being prepared and street acceptance will probably be at a Special Town meeting in the fall.

The Board signed the two forms.

## **TOWN PLANNER UPDATE**

**Potential Land Donations** – Land off Stony Brook, Camp Road and Champeaux Roads – Stony Brook and Camp Road were voted by the Open Space Committee to accept.

**Motion:** Made by Mr. Blanchard to support the acceptance of the land donations of Stony Brook Road and Camp Road.

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

**Discussion:** None

**Vote:** 6 – 0

**Pilot Travel** – Due to cooperation through the Building Department a recent permit application was withheld pending agreement to submit outstanding items to this Department. Ms. Bubon was contacted by Mr. Aslop of Pilot Travel regarding the lack of quarterly reports, lack of traffic management plan and lack of submittal of a new access plan. Mr. Herron of Pilot Travel has been assigned to work with the Town to resolve outstanding issues.

Ms. Bubon stated that on Friday, July 19, 2013, she went out with Mr. Loin of Bertin Engineering to take the generator noise reading levels and they were at the levels they should be.

Ms. Bubon stated that Bertin Engineering is in the process of submitting an access plan to MassDOT.

Ms. Bubon stated that Pilot Travel is now up to date on their documentation. She stated that a new company, Sovereign Consulting Inc. will be doing the quarterly reports. Mr. Schofield of Sovereign Consulting Inc. asked if he should come to the next Planning Board and introduce himself.

The Board agreed that he should wait until the October Planning Board meeting when the next quarterly report is due and have at the meeting him, a representative for Pilot Travel and someone from the Police Department.

**Admiral T. J. O'Brien's** – Contacted Mr. O'Brien for final inspection to view the parking lot striping that was required to be installed by June 12, 2013. At that time Ms. Bubon learned that the striping had not yet taken place. Mr. O'Brien did provide a letter indicating that the striping had not been done and that he is obtaining quotes for the work. Mr. O'Brien indicated that he that he is close to signing a lease with Yervant Realty for Shared Parking in off hours. Mr. O'Brien indicated that the striping would be done no later than September 3, 2013.

**Mr. Suhoski – Correspondence** – Copy of a letter to MassDOT regarding pedestrian signals at the intersection of Routes 20 and 148. A copy will be provided to CTDWG.

**CTDWG Update** – Meetings have been productive with various options for roundabouts and roadway cross sections being reviewed at the last meeting. The August meeting will be cancelled due to conflicts with scheduling. The potential meetings are September 4<sup>th</sup> – CTDWG and September 25 – Public Forum

**Cumberland Farms** – The final architectural plans have been completed and the actual building height is 32'10" as shown on the plan submitted. The height is still under zoning limitation of 35' and the architectural style of the building is un-changed.

The Board questioned that with this new height will the dormers be out of scale?

Ms. Bubon stated that the Board could accept this change as minor, or if accepted as a major change, they will need to have a Public Hearing.

**Motion:** Made by Mr. Chamberland to accept the final architectural plans for Cumberland Farms showing the actual building height is 32'10" with a recommendation to rescale the dormers as shown on the plans.

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

**Discussion:** None

**Vote:** 6 – 0

**CMRPC** – Town of Sturbridge – Route 15 PDA Study – to use as another reference material when the Board works on the zoning for that area.

**Wind Packet** – Packets may be ready Friday or Monday – Begin to discuss and review at August 13<sup>th</sup> meeting

**Turner Lane** – Bonds are set – sidewalks marked – one issue one property owner has his charter and electric box in the right of way – Mr. Morse has a call into Charter and National Grid to have them moved

## **OLD/NEW BUSINESS**

None

## **NEXT MEETING**

August 13, 2013

On a motion made by Mr. Cunniff, seconded by Mr. Chamberland voted 6 – 0, the meeting adjourned at 8:45 PM.

