

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, AUGUST 13, 2013**

Ms. Dumas 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, Clerk  
Heather Hart  
Susan Waters
- Also Present:** Jean M. Bubon, Town Planner  
Diane Trapasso. Administrative Assistant
- Absent:** Sandra Gibson-Quigley, Chair

Ms. Dumas opened the meeting and read the agenda.

**APPROVAL OF MINUTES**

- Motion:** Made by Mr. Chamberland to accept the amended minutes of July 23, 2013.  
**2<sup>nd</sup>:** Mr. Blanchard  
**Discussion:** None  
**Vote:** 5 – 0 – 1 (Ms. Waters)

**TOWN PLANNER UPDATE**

Pilot Travel – has been scheduled to meet with the Board at the October 8, 2013 meeting.  
The Police Chief will be notified of this meeting and invited.

Medical Marijuana – Community E-Update from Kopelman & Paige on Regulation of Medical Marijuana. This update includes a model bylaw. The Board will need to begin to have some discussion on this potential land use so that Ms. Bubon can modify this model in a manner that is suitable for the Town and in a time frame to meet the moratorium date as well.

RFP Telecommunications – Once this RFP is approved by Mr. Suhoski it will be posted. Hopefully the Town will receive suitable proposals so that the Board can move forward with this bylaw and overlay map modifications. As the Board is aware, the bylaw is in need of update. Ms. Bubon is hopeful this should only be a 90 day effort once a Consultant is selected.

Environmental Notification Form (ENF) – All Electronic Tolling System Implementation Project – For those that may have an interest, the ENF has been sent to the Selectmen’s Office and can be reviewed on the MEPA Website.

Ms. Dumas stated that Ms. Waters, who was absent the at the last meeting, July 23, 2013, watched the video of that meeting and under the Mullin Rule may take part in this hearing.

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

**Materials presented:**

Revised Narrative – Escape Estates Inc. – Laurel Woods Subdivision Detention Basin Revision – received July 29, 2013

Revised Narrative – Escape Estates Inc. – Laurel Woods Subdivision Detention Basin - received August 8, 2013

Revised Drainage Plan – Laurel Woods Definitive Subdivision – prepared by Bertin Engineering – dated 2/12/2010 – File # Z601 – Drawing # DR-1 – revision 3 – date 8/13/2013 – received 8/13/2013

Ms. Bubon stated at the last meeting, additional information was requested by Mr. Morse, DPW Director and Mr. Colburn, Conservation Agent in regards to the proposed basin modification. Additional information was provided to the Planning Department, Mr. Morse and Mr. Colburn on July 29, 2013. Mr. Colburn still had concerns after receiving the additional information and an additional memorandum dated August 8, 2013 was submitted by Bertin Engineering to address the outstanding concerns. Mr. Colburn has indicated that he is now satisfied with the plan. Conservation Commission approval is required for this modification. Mr. Morse has provided additional comment and that memorandum dated August 6, 2013.

Ms. Bubon stated that she is satisfied with the revised plans and recommends approval.

Mr. Cormier, Jr. of Escape Estates spoke. Mr. Cormier stated that they revised the plans to address all the issues of the Conservation Agent. Mr. Cormier stated that they are proposing 12” sediment forebay and 3”crushed stone. They are scheduled for the Conservation meeting in September.

Ms. Bubon read the conditions for the approval.

The Board added more wording to Condition #1 to include shall be inserted in the deed.

**Motion:** Made by Mr. Chamberland to close the Public Hearing.

**2nd:** Mr. Cunniff

**Discussion:** None

**Vote:** 6 - 0

**Motion:** Made by Mr. Blanchard to approve the plan entitled "Revised Drainage Plan – Laurel Woods Subdivision, located off Cedar Street, Sturbridge, MA 01566" prepared by Bertin Engineering Associates, Inc. and dated 2/12/2010 and revised through 6/18/13 – revised through 8/13/2013 with the following five conditions of approval:

1. The drainage easement must be protected by fence, signs or tree markers to prevent encroachment. Prospective purchasers of the abutting lots shall be notified and such language shall be inserted within the deeds, that owners shall not at any time plant, landscape, or place yard waste in the storage area since this will greatly reduce the overall storage capacity and invite failure.
2. A 90° bend and slotted stand pipe would help reduce clogging on the inlet end of the 8" discharge pipe. A design much akin to a beaver equalizer design would help on the maintenance end of duties for the Department and shall therefore be installed. Final detail to be approved by the DPW Director.
3. The completion date for this project shall be November 1, 2015. Any required extension shall be requested at least thirty days prior to the noted completion date.
4. With the exception of a street light to be installed at the intersection of Cedar Street, the street lights shown on the plan shall not be installed. However, the developer shall install a lamp post near the end of the driveway of each lot. The lamp post shall be connected to the power supply for the home and will be controlled and paid for by each private property owner within the development. Other than the light at the intersection of Cedar Street, the Town shall not accept any lighting within this development.
5. All other conditions of approval as noted on the "Form – 2 - Notice of Definitive Subdivision Approval or Disapproval" and dated February 16, 2006 and the corresponding plan shall remain in full force and effect.

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

**Discussion:** None

**Vote:** 6 – 0

## **REVIEW AND DISCUSSION OF THE PROPOSED ZONING AMENDMENT – WIND BYLAW**

Ms. Bubon gave a presentation on Wind Energy. She provided an overview of the technology behind wind energy systems, common concerns of property owners, and options for regulating the systems within the Town. She stated that she believed smaller wind

systems were more appropriate for the Town. This would allow on-site power generation to serve the primary use on site, but not solely for sale to the grid.

After discussion the Board was in agreement that a draft bylaw that would limit size to 10 KW should be developed by Ms. Bubon. Ms. Bubon would also research specific questions posed by members including:

1. Set back requirements for roof mounted facilities
2. Separation from ground to lowest point turbine
3. Means of calculating total annual output
4. More than one turbine on a parcel, for example for agricultural operations
5. Ancillary use of smaller turbines – (i.e. to power lights) in terms of safety and maintenance

### **OLD/NEW BUSINESS**

None

### **NEXT MEETING**

September 10, 2013

On a motion made by Mr. Cunniff, seconded by Ms. Waters voted 6 – 0, the meeting adjourned at 8:00 PM.