

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JANUARY 14, 2014**

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, Clerk
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters

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. Chamberland to accept the minutes of December 10, 2013.
2nd: Ms. Waters
Discussion: None
Vote: 6 – 0 – 1 (Ms. Hart)

**ANR - BARBARA MURPHY – ESTATE OF LLOYD POTE – ENDORSE
DUPLICATE PLANS – FISKE HILL ROAD**

Ms. Bubon stated that this plan was endorsed on February 12, 2013. The applicant had not recorded the plan and had been advised that the plan is “stale dated”. The applicant is requesting the endorsement of a duplicate mylar and plan so that this can be recorded.

Motion: Made by Mr. Cunniff to endorse the plan of the Estate of Lloyd Pote.
2nd: Mr. Blanchard
Discussion: None
Vote: 7 – 0

Ms. Dumas signed the plan.

**PUBLIC HEARING – THE CTDWG AND PARE CORPORATION WILL
PRESENT THE FINAL CONCEPTUAL DESIGN PLANS TO THE BOARD
FOR CONSIDERATION AND POTENTIAL ADOPTION OF THE PLAN. FOR**

PURPOSE OF THIS PROJECT, THE WORK AREA IS THE SECTION OF ROUTE 20 FROM THE INTERSECTION WITH ROUTE 148 TO THE INTERSECTION WITH NEW BOSTON ROAD.

Ms. Dumas read the legal notice.

Materials presented:

Sturbridge Commercial Tourist District Conceptual Plans – prepared by Pare Corporation

Sturbridge Commercial Tourist District Conceptual Improvement Plan Presentation

Present at the meeting were the following:

- Mr. Shelvin – Pare Corp.
- Mr. Thomson – Pare Corp.
- Ms. Shadley – Shadley Associates
- Ms. McCabe – McCabe Enterprises
- Mr. Zarek – Paul Lukez Associates

Ms. Bubon stated that the Public Hearing last night represents an important milestone in a lengthy planning process. Ms. Bubon gave a brief overview of the events that have led us to this conceptual plan process with Pare Corp. She started with November 2008 and ended with where we are tonight.

Mr. Shevlin, of Pare Corp, stated that the CTDWG have been meeting on a regular basis with the Consultants to develop the conceptual plans for Route 20. In addition to the Working Group meetings, consultations with MassDOT and others, three well attended Public Forums have been held as a means of getting public feedback on the plans and to keep the general public and other Boards, Committees and Departments aware of the process.

The Consultants went through the slide presentation.

Mr. Shevlin thanked the Working Group, the Planning Board and the Planning Department for all their help with this project. It was a great working experience.

Ms. Gibson-Quigley stated that the task of the Board is to adopt the plan, present the plan to the BOS for their approval and then prepare for grants and funding.

The Board had the following question, concerns and comments:

- Outstanding job by the Consultants and a pleasure to work with
- Now that we have a conceptual plan, we can go forward with a serious plan and be put on the TIP with the Transportation Department
- How does a round-about work with traffic – Mr. Thomson stated the traffic will keep moving
- Listened to the comments and incorporated them into the plan

- ADA compliant – the Town is lacking with the sidewalks – why the Town responsibility when Route 20 is a State road – Ms. McCabe stated that the Town needs to take the lead because people will complain to the local authority
- Doing this project in phases – what will happen about being consistent throughout the plan with materials being used – Ms. Shadley stated that materials may change during this project but the look will always be consistent
- Why no sidewalks from Sturbridge Marketplace to Holland Road on south side – Mr. Thomson stated that because of the steep grade and guardrail there, it was better to use the sidewalk on the north side
- Trees and landscaping will cause a calmer traffic flow through the district
- Arnold Road – Mr. Shelvin stated that a more in-depth study need to be done there because they realize that vehicles bypass that corner and exit at Cedar Street where there is a light

Ms. Desy of 489 Main Street is not in favor of this plan, and listed several concerns including issues with the round-about, digging up the street and sidewalk multiple times, why the need for 8' sidewalks the entire length, questions about actual costs including engineering, as well as concerns about the process.

Ms. Pecci of 138 McGilpin Road stated the Transportation Department is pushing for more people to walk and bike and this plan will do it. She also thanked the Consultants for a great job. She thinks the Town should look into the possibility of burying the electric lines in that corridor.

Mr. Suprenant of 14 LaFlamme Lane stated this plan will not solve the traffic problem and should look into expanding the roadway to four lanes.

Mr. Suhoski, the Town Administrator thanked the Consultants for a well done plan with a vision; and hopes the Town can move on to the next step.

Ms. Hart, Chair of the CTDWG recommended that the Planning Board vote to adopt the plan.

Motion: Made by Ms. Dumas to close the Public Hearing.
2nd: Ms. Hart
Discussion: None
Vote: 7 – 0

Motion: Made by Ms. Hart to adopt and support the Sturbridge Commercial Tourist District Conceptual Plan
2nd: Ms. Dumas
Discussion: None
Vote: 7 – 0

The Board thanked the Consultants, CTDWG, the residents and Ms. Bubon for all their great work and input.

ALLEN HOMESTEAD – RELEASE REMAINDER OF CASH BOND

Materials presented:

Letter from Attorney Mountzoures – dated December 31, 2013 and received January 2, 2014 – Re: Tannery Road Acceptance – Allen Homestead Development LLC - requesting release of the funds

Ms. Bubon stated that Allen Homestead subdivision is now complete and is on the warrant for the Special Town Meeting for acceptance. The Town is still holding a cash bond in the amount of \$44,400.00 for completion of construction.

Since the construction of the infrastructure is complete, Ms. Bubon recommends that the Board release the funds in the amount \$43,660.00 plus accrued interest to Attorney Mountzoures. \$740.00 will be donated to the Sturbridge Tree Planting Gift Account.

Motion: Made by Ms. Dumas to release the Cash Bond plus accrued interest to Attorney Mountzoures less \$740.00 to be donated to the Sturbridge Tree Planting Gift Account.

2nd: Mr. Blanchard

Discussion: None

Vote: 7 - 0

Ms. Bubon stated that the BOS held the hearing on Turner Lane and it will be on the warrant for acceptance as petitioned by the Planning Board. Ms. Bubon stated that the Board should provide another memo to the BOS that you recommend approval and include it on the warrant.

Motion: Made by Mr. Chamberland to recommend approval of Turner Lane being accepted and be included on the warrant.

2nd: Ms. Waters

Discussion: None

Vote: 7 - 0

TOWN PLANNER UPDATE

Pilot Travel – notified the Department that they will not be erecting the storage unit recently approved

Medical Marijuana – will be discussed at the next meeting

OLD/NEW BUSINESS

None

NEXT MEETING

Special Town Meeting – January 27, 2014

January 28, 2014

On a motion made by Mr. Blanchard, seconded by Mr. Chamberland, and voted 7 – 0, the meeting adjourned at 8:50 PM.