

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, SEPTEMBER 23, 2014**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:30 PM.

Ms. Gibson-Quigley noted the members were present.

Present: Charles Blanchard
Russell Chamberland
James Cunniff
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters

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

Absent: Penny Dumas, Clerk

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

APPROVAL OF MINUTES

Motion: Made by Mr. Chamberland to accept the minutes of August 12, 2014.
2nd: Mr. Cunniff
Discussion: None
Vote: 4 – 0 – 2 (Mr. Blanchard & Ms. Gibson-Quigley)

APPROVAL OF MINUTES

Motion: Made by Mr. Blanchard to accept the minutes of September 9, 2014.
2nd: Mr. Cunniff
Discussion: None
Vote: 5 – 0 – 1 (Ms. Waters)

ANR – CLIFFORD CURBOY – 28 CAMP ROAD & 705 MAIN STREET

Materials presented:

Form A Application for Endorsement of a Plan Believed Not to Require Approval –
Clifford Curboy – P.O. Box 105, Sturbridge MA – received 9/17/2014

Mr. Jalbert of Jalbert Engineering spoke on behalf of the applicant. Mr. Jalbert stated that the plan showed the division of the property into Parcel B and Parcel C and both lots meet the requirements.

Ms. Bubon stated that since the plan meets the requirements, she recommends that the Board endorse the plan as submitted.

Motion: Made by Mr. Blanchard to endorse the plan of property owned by Clifford Curboy, 28 Camp Road & 705 Main Street.

2nd: Mr. Chamberland

Discussion: None

Vote: 6 – 0

The Board signed the plan.

PUBLIC HEARING – TOWN OF STURBRIDGE/RECREATION IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF ONE (1) SOCCER FIELD, ONE (1) BASEBALL FIELD, TWO (2) BOCCE BALL COURTS, A CHILDREN'S PLAYGROUND, DRY CONCESSION STAND WITH PORTABLE RESTROOM AREA, AND RELATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED AT 69 ROUTE 84.

Materials presented:

Application for Site Plan Approval – Town of Sturbridge/Recreation Fields – received 8/5/2014

Plan for Sturbridge Recreational Fields Town of Sturbridge – dated 7/29/2014 – WDG project #1442 – prepared by Waterfield Design Group – 50 Cross Street – Winchester MA – received 8/5/2014

Ms. Gibson-Quigley read the legal notice.

Ms. Gibson-Quigley acknowledged the following department memos:

- Ms. Bubon, Town Planner
- Mr. Ford, Chief of Police
- Lt. Marinelli, Fire Inspector
- Mr. Morse, DPW Director
- Mr. Burlingame, Building Commissioner

Mr. Murray of Waterfield Design Group and Ms. Girouard, Recreation Director were present.

Mr. Murray spoke on behalf of the applicant. Mr. Murray stated that the parcel is approximately 36.1 acres in size and located at 69 Route 84. The parcel is abutted by the Town of Sturbridge Department of Public Works to the north, Route 84 to the east and by

land owned by the US Army corps of Engineers including the Quinebaug River to the west and south. The US Army Corp maintains flowage rights on the property up to elevation 576 on the site property. No buildings exist on the lot

The project site is currently forested with recreational fields and a stockpile area for construction material. A gravel access road runs through the length of the site providing access to the fields and a kayak launch on the Quinebaug River.

Mr. Murray stated that the proposal is to construct one (1) soccer field, one (1) baseball field, two (2) bocce ball courts, a children's playground, a dry concession stand with portable restroom area, associated parking and a gravel driveway access area. The site work being performed will be within the 100' and 200' Riverfront Areas, and within the 100' and 200' buffers from Bordering Vegetated Wetlands. A Well will be placed on the site for potable water and irrigation. Electricity will be provided through existing utility lines, which access the site. No sewer or gas are proposed on site.

Mr. Murray stated that the project is also being permitted through the Conservation Commission as portions of site are within the buffer for Bordering Vegetated Wetlands, 200' Riparian Areas, 100' Riparian, FEMA 100 Year Flood Plain, and Natural Heritage Endangered Habitat. A small portion of the site is also within the U.S. Army Corps Flowage Rights area. Minor grading is occurring in this area that will increase flood storage. The affected area will also be permitted through the Army Corp Flowage Rights division.

Ms. Bubon stated that the largest issue that could impact this project is that the property contains Natural Heritage area and a study is required to determine if this site may contain habitat or nesting sites for the wood turtle. Therefore, it is not appropriate to conclude this review process without knowing the outcome of this study and the findings by Natural Heritage as it is possible that the project may be constrained or that the project may need to be modified in some manner. Ms. Bubon recommends that the hearing be continued and Ms. Girouard and Mr. Murray agreed.

Mr. Murray stated that he would like to address the concerns of the DPW Director's memo dated September 11, 2014:

1. Can be phased – would like to permit whole site at one time
2. Work with the contractor
3. Have a holding tank
4. No issue
5. Permanent fencing
6. Determined by Conservation Commission
7. Some areas can be 3" above grade but the baseball fields – the balls can roll right thru – could be a problem
8. Can bring the grading up
9. Can do more crushed stone
10. Can add more fencing
11. 150' away as precaution
12. Will have detailed fencing
13. No problem
14. No problem

15. Trash receptacles will be used and will be shown on the revised plans
16. All signage will be shown on the final plans

The Board had the following concerns and questions:

- Funding – Ms. Girouard stated that funding will need to come before Town Meeting
- Will the site be gated – Mr. Murray stated no
- Water access – Mr. Murray stated there is water at DPW – could run a water line – expensive – cheaper with a well
- What is the expense of running the water line – Ms. Girouard stated that it could cost \$40/feet
- Operating cost with a well could be more expensive
- Parking lot is gravel – how is handicap marked – Mr. Murray stated that the handicap parking will be paved
- Why is the address 69 Route 84, very confusing – when it is actually on New Boston Ext. – Ms. Bubon stated that 69 Route 84 is the official address on the property card
- Will there be dugouts – Mr. Murray stated no
- Handicap parking have access to the bleachers – Mr. Murray stated that there will be a pathway to the bleachers
- What about storage – Ms. Girouard stated that they use storage containers now and will continue to use the containers
- May want to consider an irrigation system for the fields – may be cheaper long term
- Lighting – Ms. Girouard stated it will be phased in; Planning Board suggested a condition that when lighting is phased in, parking lot lights are needed as well
- Concession Stand – building details need to be shown on plan; including elevations

Motion: Made by Mr. Cunniff to continue the Public Hearing to November 18, 2014 at 6:35 PM.

2nd: Ms. Waters

Discussion: None

Vote: 6 – 0

TOWN PLANNER UPDATE

FYI - Amended decision of the Architectural Access Board regarding the Blackington Building

Telecommunications Bylaw project update – RFP sent out – Isotrope – will assist the Town in updating/revising the Town's Wireless Communication Facilities Zoning Bylaw

Pilot Travel quarterly report submitted – dated September 4, 2014 – Everything seems to be in order

Email from Building department relative to clothing bins being removed from locations – this was a concern raised at an earlier meeting

CPTC – Fall 2014 Workshops

Sturbridge Recreation Department – New York City Bus Trip – Saturday, November 15, 2014

OLD/NEW BUSINESS

Wallace Road project – landscaping looks good

Signs – display of works – some establishments have too much – Ms. Bubon stated that Mr. Burlingame is working on this problem

Sturbridge Auto Body – finished one section of stone – Ms. Bubon stated that it is a slow process – seem to work on one section at a time

Ms. Bubon stated that she would like to have a general discussion on multiple dwelling projects to see what direction the Board would like to take.

NEXT MEETING

October 14, 2014 – Center Office Building

On a motion made by Mr. Cunniff, seconded by Ms. Waters, and voted 6 – 0, the meeting adjourned at 7:50 PM.