

**STURBRIDGE PLANNING BOARD  
MINUTES OF  
TUESDAY, OCTOBER 28, 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  
Penny Dumas, Clerk  
Heather Hart  
Sandra Gibson-Quigley, Chair  
Susan Waters

**Also Present:** Jean M. Bubon, Town Planner  
Diane M. 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 October 14, 2014.

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

**Discussion:** None

**Vote:** 6 – 0 – 1 (Mr. Blanchard)

**TOWN PLANNER UPDATE**

Telecommunications Bylaw Project Update – Ms. Bubon stated that she met with the consultant last week. They are planning to drive and observe through the community. Went through our files and made copies.

Borrego Solar Systems filed for Site Plan Approval – October 15, 2014 – Ms. Bubon stated that the applications was missing a lot of information – the applicant withdrew the application – the applicant resubmitted a new application on October 27, 2014 – public hearing will be scheduled for December 2, 2014

**CONTINUED REVIEW OF PROPOSED MINOR EDITS TO THE SOLAR  
BYLAW CHAPTER 29**

Ms. Bubon stated that the edits were made to Chapter 29 as discussed at the Planning Board meeting held on October 14, 2014. Additionally, Ms. Bubon inserted language for section 29.6.1(c) Utility Connections that is consistent with the state model and with other bylaws.

Ms. Bubon stated that if the Board is satisfied with the edits, she would recommend that the Board move forward as petitioner for the amendments. However, Ms. Bubon stated that she thought the Board should hold off on this process until December so that we do not run the risk of the public hearing being held too early for the Town Meeting since Town Meeting (must ask within six months of Town Meeting).

The Board had the following concerns and questions:

- Page 3 – (c) – who makes the determination if feasible or not – Ms. Bubon stated that the engineer makes the recommendation but it is up to the Board to make the final decision. Ms. Bubon stated that the language is directly from the state model. She reviewed a sample of other bylaws including Adams, Sutton and Ware and found that all use the same language. This allows the Planning Board to make the determination.
- Who determines the amount for the surety – Ms. Bubon stated that between the peer review, herself and Mr. Morse, they will determine the amount

## **PUBLICK HOUSE – SITE PLAN REVISIONS RELATED TO LANDSCAPING FOR THE APPROVED PROJECT AT 275 MAIN STREET**

### **Materials presented:**

Site & Landscape Plan – prepared by Siemasko + Verbridge – plot date 10/21/2014 – plan date 10/21/2014

Hydraulic Overview – Sprinkler Report – dated 10/27/2014

Mr. Glick, General Manager of the Publick House stated that during the pre-construction meeting held on October 9, 2014 it was determined that the cluster of evergreen trees between the Publick House and the Chamberlain House needed to be removed to accommodate water line and walkway work. Additional plantings have been proposed to compensate for the loss of the evergreens.

Mr. Shulman of Siemasko + Verbridge stated the revised plan also shows removing the dead tree on the Common property with two new ones. They are revising the pathways, removing the retaining walls and increasing the plantings and adding brick path.

Mr. Shulman addressed the concerns of Mr. Morse stating that a simple approach to address the additional sidewalk area is to look at the entire area of redevelopment. The proposed building of approximately 3,700 sq. ft. covers an area of existing lawn. This lawn would be expected to generate runoff at a rate of about 60% whereas the building is 100%. This runoff from the building roof is being collected and infiltrated directly into the ground

through the use of Cultec chambers. This reduction in runoff, again simplistically, can be viewed in terms of square feet. Sixty percent of 3700 sq. ft. is 2200 sq. ft. Therefore, with the addition of 1628 sq. ft. of brick sidewalk a reduction in runoff generated by the redevelopment can be expected.

Mr. Shulman stated that the report from the sprinkler company stated that the water pressure is sufficient with the existing pipe size.

The Board had the following concerns and questions:

- Where is the water draining to – Mr. Shulman stated that an underground dry well will allow the water to be absorbed.
- Total count of trees seems to be less what exists on the site now – Mr. Glick stated that some of the trees being removed are smaller than the replacement trees, plus more space is needed for planting
- Will the existing water system which is 4" diameter be sufficient to support the fire demands for both buildings – Mr. Glick stated that the Publick House has good pressure and both systems run off the system now

Mr. T. Chamberland, Tree Warden, stated that he has reviewed the revised plans and agrees with the changes and the planting of the Valley Forge Elms.

The Board agrees that the Publick House has no choice but to remove the trees but the revised plan shows a nice design with the landscaping.

**Motion:** Made by Ms. Waters to approve the modifications to the Site Plan Approval for the Publick House related to landscaping for the project at 275 Main Street.

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

**Discussion:** None

**Vote:** 7 – 0

### **TIM REARDON – REQUEST AN EXTENSION OF TIME TO COMPLETE THE INFRASTRUCTURE AT DRAPER WOODS**

#### **Materials presented:**

Letter – dated 10/18/2014 from Mr. Reardon requesting an extension of time to October 14, 2015

Ms. Bubon stated to the Board that Mr. Reardon has requested an extension of time to complete the subdivision. Mr. Reardon acquired the subdivision in 2011. A Lenders Agreement was entered into with Mr. Reardon, the Town and Hometown Savings Bank in 2012. Since that time the amount held has been adjusted for inflation and the current amount held is \$220,278. The Clean Irrevocable Standby Letter of Credit states that "it is deemed to be automatically extended without amendment for period (s) of one year from current expiration (10-14-14) date hereof, or any future expiration date, unless within sixty (60) days prior to expiration Hometown Bank, notifies the Beneficiary by courier or certified

mail that, Hometown Bank elects not to consider this Irrevocable Standby Letter of Credit renewed for any such additional period."

Based upon agreement with Mr. Reardon, it was understood that the development would be completed by October 14, 2014. During the past two year period, numerous homes have been constructed, but no additional work has occurred to complete the infrastructure.

Mr. Reardon of T. Reardon Builders, Inc. stated that he is requesting an extension to the building permits for Draper Woods Subdivision. At present, all that remains for open lots are; one lot at the end of Draper Woods Road and nine lots on the road to be installed, Elliot Lane.

The Board had the following concerns and question:

- By 2015, all the roads will be done and turned over to the Town – Mr. Reardon stated yes
- What about lights – Mr. Reardon stated that there are two street lights

**Motion:** Made by Mr. Blanchard to grant an extension of time for the completion of the Draper Woods subdivision until October 14, 2015, subject to the following conditions:

1. The Lender's Agreement shall be adjusted by the CPI for a total of \$203,683.00 and that the Agreement be extended until April 14, 2016.

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

**Discussion:** None

**Vote:** 7 - 0

## **OLD/NEW BUSINESS**

None

## **RE-ORGANIZATION OF THE BOARD**

**Motion:** Made by Mr. Blanchard to nominate Ms. Gibson-Quigley as Chair.

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

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Mr. Cuniff to nominate Ms. Waters as Clerk.

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

**Discussion:** None

**Vote:** 7 – 0

**Motion:** Made by Mr. Chamberland to nominate Ms. Gibson-Quigley as CMRPC Delegate and Ms. Hart as Alternate for FY 15

**2<sup>nd</sup>:** Mr. Cunniff  
**Discussion:** None  
**Vote:** 7 – 0

All accepted the positions.

### **NEXT MEETING**

November 18, 2014 – Center Office Building

On a motion made by Mr. Cunniff, and seconded by Mr. Blanchard, and voted 7 – 0, the meeting adjourned at 7:30 PM.