

**STURBRIDGE PLANNING BOARD
DRAFT MINUTES OF
TUESDAY, NOVEMBER 18, 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
James Cunniff
Penny Dumas
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

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

Absent: Russell Chamberland

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

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to accept the amended minutes of October 28, 2014.
2nd: Mr. Blanchard
Discussion: None
Vote: 6 – 0

TOWN PLANNER UPDATE

Sturbridge Coffee House will be relocating to the Scoop Deck in TJ O'Brien's at 407 Main Street (correspondence attached). Ms. Bubon stated that she did review the maximum seating capacity and employee numbers as approved with Ms. Rogers and she is in agreement to abide by that capacity amount (no more than 35 seats and 4 employees as approved by the Board on June 12, 2012).

The Board questioned the tenants that Ms. Rogers has tenants at the Sturbridge Coffee House, now.

Ms. Bubon stated that just Ms. Rogers is moving at this time.

**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:

Email from Ms. Girouard, Recreation Coordinator requesting a continuation to the first January Planning Board meeting – dated 11/12/2014 – received 11/12/2014

Motion: Made by Mr. Blanchard to continue the Public Hearing to January 13, 2015 at 6:35 PM.

2nd: Ms. Waters

Discussion: None

Vote: 5 – 0 -1 (Ms. Dumas)

RANDY BERCUME – ESCAPE ESTATES – TRANSFER OF LENDERS AGREEMENT

Materials presented:

Email from Ms. Bubon – Laurel Woods – dated 10/31/2014

Laurel Woods – Definitive Subdivision Plan – Escape Estates, Inc.

Exhibit B – Laurel Woods Road Construction Payment Schedule

Exhibit C – Scope of Site Work Laurel Woods Subdivision Construction of Acorn Lane

Letter from Escape Estates Inc. Re: selling of Laurel Woods to Randy Bercume, Countryside Builders – dated November 17, 2014 – received November 18, 2014

Mr. Cormier owner of Escape Estates, Inc. stated that he is selling the subdivision to Mr. Bercume of Countryside Home Builders. Mr. Cormier stated that Mr. Bercume will build the homes and Escape Estates will continue to do the construction work.

Ms. Bubon stated that Mr. Cormier is selling the Laurel Woods Subdivision to Mr. Bercume, Countryside Home Builders, Inc. Ms. Bubon has been working with Mr. Morse and Mr. Bercume to review construction costs to establish a Tripartite Security Agreement amount. Based upon that review, Mr. Morse and Ms. Bubon recommend that the amount of \$594,878.00 be held. This amount reflects the actual construction costs provided to us by Mr. Bercume and reviewed by Mr. Morse as well as an additional \$5,000.00 for as-builts and a 15% contingency.

Ms. Bubon stated that the Tripartite Agreement cannot be executed until the closing takes place, but the transfer must be approved so that the applicant can close on the property. Ms. Bubon has been in contact with Ms. Mills, Vice President of Commercial Lending and she has confirmed via email that it is the bank's intent to execute the Tripartite Security

Agreement in the amount of \$594,878.00 and that the Agreement will be executed once the closing takes place.

Motion: Made by Ms. Dumas to approve the transfer of the Laurel Woods Subdivision with the following conditions:

1. The Transfer is subject to the execution of a Lender's Agreement in the amount of \$594,878.00.
2. The Lender's Agreement may be reduced as work progresses. The applicant shall submit a Form P Inspection Form and written request for the amount of reduction being requested. Inspections shall be conducted by the DPW Director and Town Planner and then a vote of the Planning Board shall be required.
3. The Lender's Agreement amount shall be reviewed annually in November and adjusted by the CPI as may be required.
4. All conditions of approval as indicated on the Certificate of Approval issued by the Planning Board and dated February 14, 2006, including all conditions thereto and the Certificate of Modification Approval dated August 14, 2013 remain in effect.
5. Construction shall be in accordance with the Laurel Woods Construction Schedule, Scope of Site Work and Materials List attached as Exhibit B and Exhibit C with modifications recommended by Mr. Morse noted in my email to Mr. Bercume dated October 31, 2014 (attached). Final document to be submitted to the Town Planner and DPW Director for review and approval.
6. Completion date for the subdivision shall be November 30, 2015. Any required extensions shall be requested in writing at least thirty days prior to the completion date. The Lender's Agreement shall remain in effect until May 30, 2016 with automatic extension provisions.

2nd: Mr. Blanchard

Discussion: None

Vote: 6 - 0

TOWN PLANNER UPDATE

Town of Charlton Sports Megaplex – Ms. Bubon has been forwarding information to the Board from a concerned resident advising of neighborhood meetings and information on this proposal. As residents you all have the right to participate in any meeting you deem appropriate, however, Ms. Bubon does want to caution the Board that at some point the Board may need to take official action on this proposal, for instance if a phase is proposed in Sturbridge or if access is proposed to be constructed in Sturbridge, so please be cautious in your level of participation. Ms. Bubon will continue to keep the Board aware of any information received and will notify the Board when she learns of the hearing date.

Ms. Bubon stated that she has not seen any plans for the project or for a curb cut.

Borrego Solar Project – Ms. Bubon has received quotes for the Peer Review for this project from Quinn Engineering (attached) and Ms. Bubon has forwarded that to the applicant's representative. Ms. Bubon selected Quinn Engineering since they were the Peer Reviewer on behalf of the Conservation Commission for the Blue Wave project and are therefore familiar with the town requirements, and they did conduct a thorough review. At this time Ms. Bubon is awaiting either notification that the applicant believes this Peer Reviewer has a conflict or a check in the requested amount so that we can begin the review. The Public Hearing has been scheduled for December 2, 2014.

Patel Project – Ms. Bubon is anticipating receipt of an updated submittal and will notify the Board as soon as that is submitted so that the Board can pick that up to begin review. Ms. Bubon stated that the revised plans will be reviewed by Mr. Shevlin of Pare Corporation.

Bentley's – Ms. Bubon stated that CVS is under contract for ninety days to buy.

OLD/NEW BUSINESS

Hobbs Brook – clothing bins are still by the Cinema – banners by Stop & Shop – Ms. Bubon stated she will notify Mr. Burlingame, Zoning Enforcement Officer

Pilot Travel has finally removed their banner

NEXT MEETING

December 2, 2014 – Center Office Building

On a motion made by Mr. Blanchard, and seconded by Mr. Cunniff, and voted 6 – 0, the meeting adjourned at 7:00 PM.