

December 2, 2002

**BOARD OF SELECTMEN  
MINUTES  
DECEMBER 2, 2002**

Present:     Arnold Wilson, Chairman  
              Charles Blanchard  
              George Dib  
              Hal White  
              Doris Sosik  
              James Malloy, Town Administrator

The Chairman called the meeting to order at 6:30 p.m. following the Pledge of Allegiance.

**Approval of Minutes**

**MOTION:**   To approve the minutes of November 18, 2002 as submitted, by C. Blanchard.  
              **2<sup>nd</sup>:**   D. Sosik  
              **Vote:** All in favor.

**Planning Board Appointment**

**MOTION:**   To confirm the Town Administrator's appointment of David Yaskulka to the Planning Board to fulfill the vacant term expiring in 2007, by G. Dib.  
              **2<sup>nd</sup>:**   D. Sosik  
              **Vote:** All in favor.

David Yaskulka appeared before the Board, discussed his background and qualifications and expressed his enthusiasm for joining the Planning Board.

**Spaho Corporation**

C. Blanchard recused himself because he is an abutter. Michael Loin appeared before the Board to present a proposed development off Farquhar Road and request approval to connect to the sewer system. Greg Morse indicated several concerns regarding the development in his memo dated November 22, 2002 (copy on file). In addition, the pump station is approximately 125 feet from the wetlands, within the 200 foot zone that requires Conservation Commission review.

Mike Loin presented a history of the project. He said that when he presented it to the Planning Board, there were concerns about the roadways, so the configuration was changed to a road with a cul de sac. They submitted a preliminary plan with 21 single family dwelling lots that showed the proposed sewer line pump station location. The entrance is opposite Blueberry Lane. The plans include a strip for a walking trail. They submitted a package from the pump manufacturer with specs of the pump system and emergency controls.

A.Wilson asked whether a curb cut would be required for the access road off Route 131. M. Loin said that the Town would be notified in writing when the application for a curb cut is filed with the state.

M. Loin said that the pump station off Farquhar Road has plenty of capacity. J. Malloy said that the flow figure is estimated at 4,200 gallons, based on the number of units X 200 gallons/day. He said that the capacity is approximately 25,000 gallons, including what is sent to Southbridge.

A.Wilson asked whether there was a similar calculation regarding water capacity. M. Loin said that there is an existing 8" water stub that has been previously approved. A.Wilson asked whether the Planning Board had requested a traffic study for that intersection. M. Loin said that a traffic study will be provided to the Planning Board with the definitive phase. A.Wilson asked whether Greg Morse had made any comments regarding the water source. J. Malloy said that G. Morse has not addressed the issue.

C. Blanchard, speaking as a citizen, said that a special permit for a condo project requires a comparison that the allowed current zoning would be more damaging to the community and the neighborhood than the special permit application of the condominiums. He said that the application to the ZBA never had a public hearing, and there was no time for the Planning Board to review it. Since there was no traffic study and no environmental impact report, the project was not prepared to go before the ZBA or the Planning Board as a condominium project. Spaho then withdrew it on their own accord. He said that he was in attendance at the Planning Board meeting when it was presented as a preliminary proposal. The main entrance was on Route 131 and there was a gravel access road. The Planning Board did not approve it and that is why the plans were changed. Several things need to be looked at. The Conservation Commission wrote a letter to Spaho raising questions regarding wetlands issues. Spaho has not come back before the Conservation Commission. M. Loin said that an environmental report was submitted to the ZBA at the time, but Spaho

had withdrawn the plan as a result of the general consensus from every department and abutters in opposition to the condo concept.

A. Wilson noted that curb cuts are the jurisdiction of the Board of Selectmen. The Board has taken a position with Mass. Highway Dept. that the Board should be notified when there is a curb cut application.

H. White asked how many houses would be developed if they did not have town water and sewer. M. Loin said that there would be 19 or 20 houses, with longer driveways. The Planning Board required two means of egress. Regarding the Conservation Commission, they were not on the property, just on the Publick House property.

A. Wilson said that since they don't have approval by the Planning Board, no traffic study information, no information regarding sewer capacity, and no comments from Greg Morse, he recommended that the Board hold action until more information is available. He also suggested they submit plans without water and sewer. M. Loin said that he would go over the details with Greg Morse. H. White stressed the need to manage development in town.

C. Blanchard, speaking as a citizen, said that the curb cut on Rt. 131 had been discussed by the Board of Selectmen. Initially, the plan showed the curb cut on Route 131, but by the time it was submitted to the ZBA, it was eliminated. The Conservation Commission said that there would be a double wetland crossing if they went up to Route 131. C. Blanchard had raised questions regarding the requirements of the bylaws to make sure that they are met. He said that if the 40 units come out onto Farquhar Road there should be a traffic study. He suggested revisiting the idea of having an entrance on Rt. 131. This is a critical environmental area constrained by the wetlands, and the site does not provide the opportunity to extend the road 500 feet. The request to have a design with septic systems instead of water and sewer is very important and should be scrutinized. Perc tests would be very important. D. Sosik commented that the wetlands cannot be developed.

It was the consensus of the Board to hold action until the traffic study is done, a set of plans without water and sewer is submitted, and communication from the Planning Board and Greg Morse is received. The Board will leave it up to J. Malloy as to when to reschedule Spaho Corporation.

C. Blanchard returned to the Board at 7:30 p.m.

**Special Town Meeting Warrant**

**Article #39: Board of Assessors – Purchase of Services**

**MOTION:** To place Article #39 on the warrant and support it, by G. Dib.

**2<sup>nd</sup>:** D. Sosik

**Vote:** All in favor.

**Article #40: Rescinding Excess Borrowing Authority**

**MOTION:** To place and support Article #40, by D. Sosik.

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

**Vote:** All in favor.

**Article #41: Burgess Elementary**

John DeStefano of the School Committee appeared before the Board to explain the request for additional funding to cover shortages for special education, excavation/oil tank removal and fire alarm panel. C. Blanchard noted that special education numbers have fluctuated over the years, and asked whether figures were available over three years, what was the October estimate, and the final figure.

**MOTION:** To place and support Article #41, by D. Sosik.

**2<sup>nd</sup>:** G. Dib

**Vote:** Four in favor; C. Blanchard opposed

**Article #42: 8 Brookfield Road Utilities**

**MOTION:** To place and support Article #42, by G. Dib.

**2<sup>nd</sup>:** H. White

**Vote:** All in favor.

**Article #43: Community Preservation Committee Purchase of Services**

**MOTION:** To place and support Article #43, by G. Dib.

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

**Vote:** All in favor

**Article #44: Community Preservation Committee Supplies**

**MOTION:** To place and support Article #44, by G. Dib.

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

**Vote:** All in favor.

**Article #45: Zoning Board of Appeals Refund**

**MOTION:** To place and support Article #45, by G. Dib.  
**2<sup>nd</sup>:** D. Sosik  
**Vote:** Four in favor; C. Blanchard abstained.

**Article #46: GIS Software**

**MOTION:** To place and support Article #46, by D. Sosik.  
**2<sup>nd</sup>:** C. Blanchard  
**Vote:** All in favor.

**Article #47: Mobil/Shell Litigation Expenses**

**MOTION:** To place and support Article #47, by D. Sosik.  
**2<sup>nd</sup>:** C. Blanchard  
**Vote:** All in favor.

**Article #48: Town Insurance Costs**

**MOTION:** To place and support Article #48, by D. Sosik.  
**2<sup>nd</sup>:** G. Dib  
**Vote:** All in favor.

**Article #49: Well #2 Repairs**

A.Wilson noted that there were issues that need to be addressed regarding whether a variable speed pump would be required and possible design problems. C. Blanchard questioned whether DEP had a limit on gallons per year. J. Malloy said that he would talk to Greg Morse about the numbers.

**MOTION:** To place Article #49 and hold the recommendation, by C. Blanchard.  
**2<sup>nd</sup>:** H. White  
**Vote:** All in favor.

**Article #50: Sewer Pump Station Electric Upgrade**

A.Wilson said that more technical information is needed regarding voltage.

**MOTION:** To place Article #50 and hold the recommendation, by C. Blanchard.  
**2<sup>nd</sup>:** H. White  
**Vote:** All in favor.

**Article #51: Phase II Stormwater Regulations**

C. Blanchard suggested contacting Kopelman & Paige to find out how many of their municipal clients have complied with stormwater regulations and what they are doing about it.

**MOTION: To place Article #51 and review it again in two weeks, by C. Blanchard.**

**2<sup>nd</sup>: H. White**

**Vote: All in favor.**

**Article #52: Conservation Commission Clerk**

The consensus of the Board was that additional information was necessary.

**MOTION: To place Article #52 and hold the recommendation, by C. Blanchard.**

**2<sup>nd</sup>: H. White**

**Vote: All in favor**

**Article #53: Transfer to the Stabilization Fund**

C. Blanchard suggested getting more information from the Finance Committee.

**MOTION: To place Article #53 and hold the recommendation, by C. Blanchard.**

**2<sup>nd</sup>: D. Sosik**

**Vote: Three in favor; H. White and G. Dib opposed.**

H. White noted that this article should be taken up at the Annual Town Meeting. D. Sosik suggested asking Barbara Barry, Finance Director, if there is a reason for putting it on Special Town Meeting instead of waiting for the Annual Town Meeting in April.

**MOTION: To close the warrant, by G. Dib.**

**2<sup>nd</sup>: H. White**

**Vote: All in favor.**

**Old Business**

G. Dib said that the next meeting of the Building Study Committee will be held on December 16<sup>th</sup> at 1:30 p.m. J. Malloy said that he would like to meet with the architect, and a report should be ready by February.

H. White said that if new homes do not have paved driveways, the first 12 feet must be paved. He noted that there are 17 unpaved driveways on Breakneck Road, and suggested that Mark Lev address that issue in his next monthly report.

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C. Blanchard noted that Sorrento's and Sturbridge Pizza should be removed from the Business and Liquor License List. G. Dib suggested removing social security numbers from the list.

### **New Business**

A. Wilson asked the Board members to return the Town Administrator's evaluation form in a few weeks.

A. Wilson received an email from Rep. Hillman announcing that there will be a Gambling Study Committee hearing on December 10<sup>th</sup> at Holyoke Community College at 5:00 p.m. J. Malloy agreed to represent the Board, and asked for their input.

C. Blanchard announced the Christmas Tree Lighting Ceremony on the Town Common on Friday, December 6<sup>th</sup> at 6:00 p.m.

A. Wilson announced that the Quinebaug River Adult Day Health Services will have an open house on December 13<sup>th</sup> at 1:00 p.m.

A. Wilson announced that the Green Valley Institute will bring a workshop to any town regarding development alternatives. The Board agreed to discuss it at their next work session.

### **Ask the Selectmen**

H. White received a call from a resident who did not wish to be identified on camera, who asked about the extent of damage to the Senior Center basement. J. Malloy said that a heating coil had broken, causing water to flood the floor. Barbara Search will fill out the necessary insurance forms. C. Blanchard suggested finding out if it is under warranty.

**MOTION: To adjourn, by C. Blanchard.**

**2<sup>nd</sup>: D. Sosik**

**Vote: All in favor.**

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Judy Knowles

December 2, 2002

BOS Clerk

Date