

**STURBRIDGE ZONING BOARD OF APPEALS**  
MINUTES OF  
Wednesday, March 9, 2005

**Present:** Theophile Beaudry  
Mary Blanchard  
Marge Cooney  
Robert Cornoni  
Pat Jeffries  
Ginger Peabody, Chairman  
Bruce Sutter

**Also in Attendance** Lawrence Adams, Town Planner  
Nancy Campbell, Clerk

G. Peabody opened the meeting at 7:00 PM and read the agenda. The minutes of March 2, 2005 were reviewed. M. Cooney suggested that the motion which approved the executive session minutes of February 9, 2005 should be amended to add the words, "and to hold in confidence."

**Motion:** to amend the motion to approve the executive minutes of February 9, 2005 by adding the words, "and to hold in confidence," by M. Cooney

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

**Discussion:** M. Blanchard felt the Board had previously agreed the cases were settled and voted the draft minutes. G. Peabody stated that one of the cases was still in the courts and M. Cooney added the case was still being adjudicated.

**Motion:** to accepted the executive minutes as amended, by M. Cooney

**2<sup>nd</sup>:** T. Beaudry

**Discussion:** None

**Vote:** All in favor

**Motion:** to approve the minutes of March 2, 2005, as amended, by P. Jeffries

**2<sup>nd</sup>:** R. Cornoni

**Discussion:** None

**Vote:** In favor - B. Sutter, M. Cooney, G. Peabody, P. Jeffries, R. Cornoni and T. Beaudry  
Abstain - M. Blanchard (had recused herself for most of the meeting time.)

## **CORRESPONDENCE**

Quinebaug-Shetucket Heritage Corridor, Inc. - Annual Meeting - March 18, 2005

### **PUBLIC HEARING CONTINUATION – 01-26-05-1V/SP – BLUE & GOLD DEVELOPMENT – TO PERMIT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT OF A 71 UNIT ACTICE ADULT HOUSING COMMUNITY, NAMELY STONELEIGH WOODS, ON APPROXIMATELY 35.5 ACRES OF LAND AT 72 HALL ROAD**

G. Peabody recognized Attorney Mark Donahue of behalf on the applicant, Blue and Gold Development. He proceeded with a power point presentation which demonstrated a comparison of the initial project design presented at the previous public hearing session to a revised design and added that the revised plans eliminated all variance requests, improved the quality of the open space, showed flexibility and variety in

the architectural design and creatively utilized the multiple dwelling project bylaw. He gave an overview of the revised project -

- 71 clustered townhouse units in 21 buildings;
- 3 or 4 townhouse style units per building;
- Age restricted at 55 years or older as an Active Adult Community;
- Located on 35.5 Acres ( 2 Units / Acre);
- Clustered unit layout provided maximum open space with public access and wooded trails;
- Community center relocated to a central area within the project.

G. Peabody recognized John Massauro, of Waterman Design Associates, who commented on the following relative to the revised design -

- Concern had been given to the land as shown with the integration of the new open space parcel which provided for public access, walking trails (1.25 miles) with trail heads (Fiske Hill Road and Hall Road), parking, and two interpretation centers;
- Relocation of the clubhouse to a central area of the community;
- Design still maintained the contours of the property;
- All grades remained under five percent;
- Formal sidewalks had been added;
- Garage entrances were varied to include side entry on approximately 50% of the units to mix the architecture;
- Building mixture redistributed among the three and four unit buildings.

G. Peabody asked if there were questions from the Board. M. Cooney wanted to know if all setbacks were observed and if ExxonMobil had any issues with regard to the trails crossing the gasline. J. Massauro stated that the setbacks would all be respected (roadway proper for a private way; at least 75 feet from property lines; 100 feet between clusters and 50 feet between units) and most were further apart than the required regulations. He added that the submittal contained a letter from ExxonMobil Pipeline stating that the project met with their approval provided the restrictions were adhered to. Bob Havasy, of Blue & Gold Development, added that the trails would be on private property and the land owners (homeowners association) would be responsible for legal issues that might arise. He offered that motorized vehicles could be prohibited from the trails with signage.

Attorney Donahue summarized the presentation by adding the following comments -

- More the 55% of the open space would be undisturbed;
- Clarification the unit mix -

Original Design - 71 units	New Design - 71 units
5 - buildings with 3 units	13 - buildings with 3 units
14 - buildings with 4 units	8 - buildings with 4 units

G. Peabody asked for any further input from the Board. Members felt the design was much better, supported the design change, thanked the applicant for his time spent on the redesign and the good job done. After discussion, J. Massauro felt full set engineering plans could be ready for the Board by its April meeting. Members commented that it would be appreciated if they could have the plans by the Friday before the scheduled hearing in order to be prepared for discussion.

G. Peabody asked for additional comments from the public.

- Chip Silvestry, Beaudry Road - asked if the number of units was fixed. G. Peabody stated that the Board liked the concept of the design, but had "agreed on nothing."

- Carol Goodwin, 19 Orchard Road - submitted a copy of a Letter to the Editor from the Southbridge Evening News from July 8, 2004 which addressed issues of stress to the Town's sewer treatment plant. G. Peabody noted that water and sewer issues were not the purview of the Zoning Board.

L. Adams commended the Board for demanding more from the developer; felt that the redesign showed that the multiple dwelling project bylaw was a good one and that the process worked.

**Motion:** to continue the public hearing for Blue and Gold Development to April 13, 2005 at 7:05 P.M, by M. Blanchard  
**2<sup>nd</sup>:** P. Jeffries  
**Discussion:** None  
**Vote:** All in favor

The Board took a five minute recess from 7:45 to 7:50 PM.

The Board discussed the following while waiting to announce the continuation request for the Yankee Spirits special permit hearing.

- Possible scenarios of pending hearings which could result from the upcoming Annual Town Election given the three candidates on the ballot contending for two positions;
- Grammatical corrections to the Special Permit Rules and Regulation Revisions adopted at the March 2<sup>nd</sup> meeting;
- The impact of the age restricted communities to the Town in the future since there were no laws "on the books" to maintain them as age restricted - G. Peabody offered that this could be addressed under conditions of the special permit;
- Crescent Gate would be making a presentation at the Senior Center on March 17<sup>th</sup> at 10:00 AM;
- The Council on Aging would be conducting a candidates forum on April 9<sup>th</sup> from 10:00 AM to 12:00 PM.
- The Board would be hearing the continuation of The Estates at Sturbridge Farms on March 30<sup>th</sup> at 7:05 PM.

**PUBLIC HEARING CONTINUATION – 01-12-05-1V/SP – YANKEE SPIRITS – TO REPLACE THE EXISTING 42 SQUARE FOOT GROUND SIGN WITH A 39 SQUARE FOOT GROUND SIGN AT A HEIGHT OF 21 FEET, 1 INCH AT THE CURRENT ZERO SETBACK; TO REPLACE A SECOND PRIMARY 50 SQUARE FOOT WALL SIGN WITH A 194 SQUARE FOOT BANNER SIGN; AND TO REPLACE A THIRD 26 SQUARE FOOT WALL SIGN WITH A 35 SQUARE FOOT BANNER SIGN AT 376 MAIN STREET**

At 8:15 PM G. Peabody stated that a request to continue the public hearing for Yankee Spirits had been made by Hazel Hopkins. H. Hopkins would submit an extension to the deadline for final action by the Board which would be filed with the Town Clerk by N. Campbell.

**Motion:** to continue the public hearing for Yankee Spirits to April 13, 2005 at 8:00 PM, by P. Jeffries  
**2<sup>nd</sup>:** M. Blanchard  
**Discussion:** None  
**Vote:** All in favor

## **NEW BUSINESS/OLD BUSINESS**

There was none.

**Motion:** to adjourn, by M. Blanchard

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

**Discussion:** None

**Vote:** All in favor

**Adjournment at 8:16 PM**