

Sturbridge Planning Board  
Meeting Minutes  
Tuesday, April 26, 2022  
Center Office Building



**Present:**

Charlie Blanchard  
Wally Hersee  
Dane LaBonte  
Sue Waters  
Christopher Bouchard  
Jeneé Lacy, Administrative Assistant  
Jean Bubon, Town Planner

**Absent:**

Michael Chisholm  
Jeff Adams

**C. Blanchard called the meeting to order at 6:30pm and read the agenda.**

**Approval of Minutes**

March 22, 2022

**Motion: To approve the minutes of March 22, 2022 as written.**

**By: S. Waters**

**2<sup>nd</sup>: W. Hersee**

**Vote: All in Favor (5-0)**

**Berry Farms Road – Endorse Final Subdivision Plan for Recording**

J. Bubon stated that the subdivision pre-construction meeting was held on April 19, 2022, erosion controls are in place and tree removal will begin in the next couple of weeks. An inspection schedule is being developed with Pare Corporation and the applicant and the final Covenant is being prepared for recording. J. Bubon recommended that the Board accept the covenant and endorse the final plan for recording.

S. Waters asked why they would do a Covenant instead of a Bond. J. Bubon discussed that with a Covenant, recording the decision won't automatically release the lots, the lots would be released when the project is completed and then the Covenant would be transferred over to a Bond.

**Motion: To accept the Covenant for Berry Farms Road Subdivision.**

**By: C. Bouchard**

**2<sup>nd</sup>: W. Hersee**

**Vote: All in Favor (5-0)**

**Motion: To endorse the final plans for Berry Farms Road Subdivision.**

**By: C. Bouchard**

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

**Vote: All in Favor (5-0)**

*Documents Reviewed:*

- *Berry Farms Road Inspection Schedule;*
- *Berry Farms Road Covenant;*
- *Definitive Subdivision Plan "Berry Farms Road" 30 Main Street & 20 Fiske Hill Road Sturbridge Massachusetts owned by: Fiske Hill East Realty Trust 97 Arnold Road Fiskdale, MA 01518. Date: 11/11/20 Rev. 3/31/22.*

### **Hillside Drive Acceptance**

J. Bubon discussed the updated layout of the Hillside Drive Cul-de-sac and explained that the acceptance request must go to Town Meeting again this year because the plans and documents were not recorded in a timely fashion after last year's Town Meeting. She explained that as per her report from last year the Board of Selectmen had received a request from Charles McDevitt that the Cul-de-sac at the end of Hillside Drive be accepted as part of the public way. J. Bubon stated that she and the DPW director continue to recommend that the Planning Board vote to support the layout out and acceptance of the cul-de-sac at the end of Hillside Drive as shown on the plans submitted.

**Motion: To recommend that the Board of Selectmen support the layout the cul-de-sac at the end of Hillside Drive and also to support acceptance of the roadways at Town Meeting.**

**By: S. Waters**

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

**Vote: All in Favor (5-0)**

*Documents Reviewed:*

- *A Plan titled "Town Street Acceptance Plan of Hillside Drive as laid out by the selectman Town of Sturbridge Worcester County Commonwealth of Massachusetts" Prepared by: Levesque Geomatics, Inc. (43 Glendale Road, Sturbridge, MA 01518) Dated: March 17, 2022, rev: April 14, 2022. Job Number: STUR-004;*
- *Email from Interim Town Administrator, Robert Reed to Town Planner, Jean Bubon, RE: Motion for Hillside.*

### **Town Planner Update**

J. Bubon discussed the following:

- Pre-construction meeting with Berry Farms Road Subdivision last week;
- No news regarding Noble Energy project, still waiting on MassDOT;

- May 10<sup>th</sup> meeting – Stelmok 55+ Manufactured Housing Community filing & Pilot Travel modification of parking area;
- Closing out the Green Communities grant;
- Housing Trust Bylaw;
- Historic Grant.

S. Waters asked if the Town had applied for a State Funding Grant to help with center of Town improvements. J. Bubon stated that she has not seen any information on that grant and asked if S. Waters could send her the information so that she and the Economic Development Coordinator could look into it.

### **Old/New Business**

D. LaBonte asked about the Charlton MEPA process and if anything came out of that in regards to Sturbridge. J. Bubon stated that there is talks of a traffic circle and a possible traffic light at Hall Road instead of in front of the proposed Noble area.

### **Adjournment**

**Motion: To adjourn meeting.**

**By: S. Waters**

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

**Vote: All in Favor (5-0)**

**Meeting adjourned at 6:49 PM**

**Minutes prepared by: Jeneé Lacy**