



# Town of Sturbridge

## Planning Board

Charles Blanchard, Chair  
Jeff Adams  
Christopher Bouchard  
Russell Chamberland  
Michael Chisholm  
Dane LaBonte  
Susan Waters

Form F-2  
Sturbridge, Ma. 01566  
June 23, 2021

### NOTICE OF DEFINITIVE SUBDIVISION APPROVAL OR DISAPPROVAL

To: Town Clerk

The Planning Board on June 22, 2021 by a 6-0 voted to approve the following subdivision modification plan:

Name or description of plan: Definitive Subdivision Plan "Fiske Hill East" 30 Main Street & 20 Fiske Hill Road, Sturbridge, Massachusetts owned by: Fiske Hill East Realty Trust – 97 Arnold Road, Fiskdale, MA 01518". The plans submitted were prepared by McClure Engineering, Inc. – 119 Worcester Road, Charlton, MA 01507. Plan date 11/11/20, Revised through 5/28/21. The plans show Lots 1 through 5.

Date of Plan: November 11, 2020  
Revised: May 28, 2021

New Street Names: Proposed Road Un- named – to be named at a later date

Submitted by: Fiske Hill East Realty Trust.  
Address: 97 Arnold Road  
Fiskdale, Ma. 01518

On: December 10, 2020

This approval is subject to the conditions as stated on the attached document entitled: "Conditions of Approval – Fiske Hill East Realty Trust" and pending termination of the statutory twenty day appeal period.

Signed: Charles T. Blanchard  
Chairman, Sturbridge Planning Board

The vote of the Planning Board is duly recorded in the minutes of the June 22, 2021 meeting.

cc: Applicant (by certified mail)	Board of Assessors
Police Department	Registrar of Voters
Building Inspector	File
Highway Department	Fire Department
Conservation Commission	Board of Health

If approved, after twenty days without notice of appeal, copies of plans with conditions noted on them shall be returned to the Planning Board office for endorsement. After endorsement plans shall be transmitted to:

1 Mylar shall be filed in the Worcester District Registry of Deeds

1 print shall be transmitted to:

Planning Board Office	Assessors
Building Inspector	DPW Director
Board of Health	Conservation Commission

## “Conditions of Approval – Fiske Hill East”

### FISKE HILL EAST SUBDIVISION

1. Endorsement of the approval is contingent upon the provision of a performance guarantee in the form of a surety in an amount to be agreed upon by the Planning Board, DPW Director and the applicant, or in the form of a Covenant duly executed and approved, to be noted on the plan and recorded with the Worcester District Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the DPW Director and/or the Board’s Representative and the Planning Board. There shall be no building permits issued until streets or ways serving such structures have been graded to within one (1) foot of final subgrade, and no structure shall be occupied until the streets or ways serving the structure have been surfaced with at least the two-inch minimum binder course. The Board may grant partial release from such security for partial completion of improvements, provided that the completed portion provides a reasonable system for circulation and utilities pending completion of the rest. In the event a bond is requested after some work has been completed, the applicant’s engineer shall submit a detailed itemization of estimated cost for the remaining work at the subdivision to include all roads and utilities, monumentation, as-built plans, etc. There is a twenty five percent (25%) contingency added to the total bond estimate for the entire subdivision project including the value of both the subdivision and the water and sewer extensions required. Ten (10%) percent of the bond amount shall be retained by the town for maintenance of streets and systems. There shall be no final release of the performance guarantee until all work is completed including final pavements and as-builts unless the Planning Board agrees to a change in performance guarantee. In addition, a twenty five (25) percent hold back of the guarantee will be required through the first winter season to insure that all improvements are stable and able to withstand winter weather conditions.
2. The construction of this subdivision is to be completed in accordance with the plans submitted.
3. All proposed construction should occur in a manner so that the absolute minimum amount of natural vegetation is disturbed, especially along the perimeter of the property.
4. No site work whatsoever shall begin until the proposed erosion and sediment controls are in place. All erosion and sediment control measures are to be maintained and upgraded as required throughout the construction of the subdivision to maintain proper sediment control. Hay bales and/or silt fence shall surround all stockpiles of soil. In addition, the erosion control shall be monitored carefully throughout the project. No additional runoff shall be allowed to enter Main Street or any surrounding properties at all. If the town must respond and clean the street due to run-off from the construction at this site, the applicant/developer shall be billed for the cost of clean-up. An anti-tracking pad shall be established and maintained as necessary and the public way shall be swept as needed.
5. The applicant/developer shall obtain all necessary permits.

6. Approval of this Definitive Plan shall not be construed to be approval under the Wetlands Protection Act. A valid Order of Conditions must be obtained from the Conservation Commission.
7. The Board's designee shall make inspections during construction. The applicant/developer shall pay the cost for these services. The Board and the developer prior to start of construction shall agree upon the inspection schedule.
8. Prior to starting any construction activities, a Massachusetts Registered Land Surveyor shall be retained by the applicant/developer to set offset grades along the roadway right-of-way, centerline, sidelines and sidewalks at fifty (50) foot intervals. All trees to be preserved shall be flagged and protected during the construction period. The site shall be walked with the Tree Warden acting as the designated representative of the Planning Board. Clearing and grubbing shall be performed to remove stumps, brush, roots, boulders and like material from the area of the traveled way, shoulders, sidewalks and utility trenches, but elsewhere, wherever feasible, existing vegetation shall be protected. The Registered Land Surveyor shall perform stakeout to ensure that drainage structures are positioned properly to drain low points in the road.
9. Materials and methods of road construction shall conform to the specifications of the Department of Public Works and the "Rules and Regulations Governing the Subdivision of Land in the Town of Sturbridge" except where specific waivers have been granted. Where the town does not have written specifications, materials and methods of construction shall conform to the Commonwealth of Massachusetts Department of Transportation Standard Specifications for Highways and Bridges 2020 edition including all amendments and supplemental specifications.
10. All utilities shall be installed as shown on the approved plans. Prior to installation of the street lights, the design and proposed ownership of the lights shall be determined by the Board.
11. There must be creation in the deeds of the appropriate easements in order to enter the property for maintenance of any drainage structures, and utilities.
12. The applicant/developer must assume responsibility for maintenance, sanding and snow removal of the subdivision ways prior to acceptance of said ways as public ways by the Town of Sturbridge. In addition, the developer must continue to maintain, repair, replace and clean catch basins and other drainage structures as needed until acceptance of said ways as public ways. All costs associated with the acceptance of streets and ways will be the responsibility of the applicant/developer.
13. Exterior construction shall only occur during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to Noon on Saturday. No exterior construction shall occur on Sundays or the following holidays – New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
14. The applicant shall notify the Planning Department office forty-eight hours prior to the start of construction.

15. An emergency contact phone list with at least two names and numbers on it be supplied to the Sturbridge Police Dept. and Planning Department to be used by the dispatchers, in case of an off hour emergency, prior to the start of the project. The list must be updated whenever necessary for the duration of the project.
16. The applicant/developer shall submit three (3) as-built record plans certified by a Massachusetts Professional Engineer or Registered Land Surveyor, in proper form for recording or registration at the Worcester District Registry of Deeds, to show the following built conditions:
  - i. Side-line location of roadways and sidewalks.
  - ii. Center-line elevations, at fifty foot intervals, of all roadways.
  - iii. Profiles and plans of the drainage system, with sewer and drain invert elevations.
  - iv. Bounds as installed.
  - v. Main gates and utilities as installed, including ties to all services.
  - vi. Catch basins and man holes; bends and tee's.

The as-built record plans must also be submitted in electronic form. The exact digital form to be specified by the Town Planner at the time the plans are being prepared.

17. All improvements shall be completed within two years from the date of endorsement of the definitive plan unless further extension is granted by the Planning Board for good cause.

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Charles Blanchard, Chairman, Sturbridge Planning Board

The members of the Planning Board are:

Charles Blanchard, Chair  
Jeff Adams  
Christopher Bouchard  
Russell Chamberland  
Michael Chisholm  
Dane LaBonte  
Susan Waters

NOTE TO CLERK:

The Planning Board should be notified immediately of any appeal to the Superior or Land Court on this subdivision approval made within the statutory twenty- (20) day appeal period. If no appeal is filed with your office the Planning Board should be notified at the end of the twenty- (20) day appeal period in order that the plans may be endorsed.

A true copy attest:

*Jean M. Bubon*

*June 24, 2021*

Jean M. Bubon, AICP

Town Planner and Notary Public – My Commission Expires October 8, 2021

