

Sutton Planning Board
Minutes
July 7, 2008

Approved _____

Present: D. Moroney, Chairman, R. Largess, S. Paul, S. Hughes, W. Whittier
Staff: J. Hager, Planning Coordinator

General Business:

Board Reorganization – Tabled to end of meeting.

Filing – Quest Racing – 12 John Road – The Board acknowledged the legal filing of an application for manufacturing of custom racing engines at 12 John Road.

Filing – Atlas Box Groundwater Permit – J. Hager noted Atlas Box had inadvertently forgot to file for this permit which is necessary as the site is within the Zone 2 of the Cold Spring Brook public water supply well heads. The Board acknowledged the legal filing of this application.

(R. Largess arrives)

Prospective tenant – 91 Worcester Providence Turnpike. Per the Board’s last meeting, Scott Carr owner of this site, was present with a perspective tenant F & S (father and son) Automotive to be owned and operated by Theofanis and Nicholas Paroulidis. Theo lives on Dodge Hill in Sutton. The business will entail general automotive repair, no inspections, no sales. Hours will be M-F 7:30 –5:30 S half day. No junks will be stored outside. There will parking for no more than 4 cars. The Board discussed signage and the Route 146 Bylaw in detail. The applicant will work with the Planner to design a more appropriate sign. The question of illumination may be a problem, the Board recommended external illumination. The Board approved this tenant and reminded them to obtain all proper permits from the Fire Department, including a dumpster permit, and the Building Commissioner.

Form A Plans – No Form A plans.

Minutes

Motion: To approve the minutes of 6/23/08, R. Largess
2nd: S. Paul
Vote: 5-0-0

Correspondence - The Board reviewed significant correspondence received since last meeting, none required action.

Public Hearing – Accessory Apartment – Lot 14 – 10 Jared Lane

The Chairman read the hearing notice as it appeared in The Chronicle.

Jim Tetreau explained he wants to construct a 1,040 s.f. accessory apartment within the basement of the proposed home at 10 Jared Lane. He showed how, other than some additional windows and a door on the rear, the exterior of the home is identical to what it would have looked like without the apartment. Normally there would be two garages under, there have been eliminated to accommodate the apartment. Because of the grade to the apartment access in the rear, they will need a second driveway.

This is the one issue the Planning Director wasn't sure the Board would find in compliance with the regulations. She confirmed any single family home may have up to two driveways.

Mr. Tetreau confirmed he has been in contact with the Board of Health regarding the extra unit.

Margaret Stevens expressed concerns that if people find there's an apartment in this unit, there will be more and more. J. Tetreau stressed he has no intention of building other units with apartments, this is something this buyer, in a lousy market, really needs to accommodate family needs. S. Hughes stressed the requirements of the bylaw and why the bylaw was enacted.

Ann Lewandowski of 5 Howe Lane, Millbury asked if this is a single family neighborhood? It was confirmed this is R-1 District. Residents voted accessory apartments should be allowed in this district under the strict requirements of the bylaw including: no more than 2 people in a unit, no more than one bedroom, no more than one unit in a structure, the home has to maintain the appearance of a single family dwelling, and probably most important: the owner has to remain living in the home with the renter, all of which appear to be working to date in maintaining safe, compatible units in many single family neighborhoods.

Motion: To grant a Special Permit for an accessory apartment at 10 Jared Lane with the following conditions: R. Largess
1. Approval of all other local, state and federal departments, boards and commissions.
2. Prior to commencement of construction the applicant shall submit the formal building plans and elevations to the Board for final approval

2nd: S. Hughes

Vote: 5-0-0

Motion: To close the public hearing, R. Largess

2nd: S. Hughes

Vote: 5-0-0

Proposed Zoning Bylaws/Changes

The Board reviewed five pages of proposed bylaws and questions for consideration for Fall Town meeting.

After extensive discussion with those present including members of the Fire Department, Historic Commission and Finance Committee, the Board made some adjustments as follows and will have a follow-up meeting for further discussion.

- made all retail special permit
- made commercial gas station separate use category
- added allowance for expansion of non-conforming uses within existing structures
- removed prohibitions of tattoo parlors
- removed height restrictions based on bldg. stories
- Fixed sign placement article
- Changes CCRC massing to 10,000 s.f. for the time being - until further research is done

The Planning Department will also take a look at the Groundwater Protection District bylaw as it relates to automobile maintenance and repair operations.

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The Board also discussed enacting Fire Department Regulations and suggested a General Bylaw be formulated with broad regulations and that these reference more specific Fire Department Regulations that can be amended between Town Meetings through a more informal process like Planning Board Regulations.

They recommended Town Counsel should be consulted once something is drafted to confirm enforceability, etc.

General Business (Cont.)

Board Reorganization:

Motion: To appoint Bob Largess as Chairman for the upcoming fiscal year, S. Hughes

2nd: S. Paul

Vote: 4-0-1, R. Largess abstaining

Motion: To Adjourn, S. Hughes

2nd: S. Paul

Vote: 5-0-0

Adjourned 9:40 P.M.