

Sutton Planning Board
Minutes
July 21, 2008

Approved _____

Present: R. Largess, Chairman, S. Paul, S. Hughes, T. Connors, D. Moroney, W. Whittier (Associate)
Staff: J. Hager, Planning Coordinator

General Business:

Motion: To appoint S. Hughes as Vice Chair, S. Paul
2nd: T. Connors
Vote: 5-0-0

Filing – Hair Inc.- 107 Boston Road – The Board acknowledged the legal filing of an application for this hair salon with complementary personal service businesses.

Filing – Def. Sub Amend LaPlante – McClellan Road –The Board acknowledged the legal filing of this application for a minor amendment to this approved subdivision.

Filing – Cold Spring Brook Place Amend – Route 146/Boston Road –The Board acknowledged the legal filing of this application removing square footage from this previously approved retail center.

Form A - Endorse Retreat Lot - 154 Burbank Road

Motion: To endorse the Form A for the Desantis Retreat Lot on Burbank Road, S. Hughes
2nd: W. Whittier
Vote: 5-0-0

(R. Largess arrives)

Site Plan Waiver – Stable – 645 Central Turnpike – Terry Brennan of Beechwood Farms was present to ask the Board if Site Plan Review will be required for her to board other people’s horses (4-6) and have occasional lessons. There will be no horse shows at this location.

Motion: To waive Site Plan Review and approve this use at this location having found this use is consistent with the historic use of the property and not detrimental to the existing neighborhood,
D. Moroney
2nd: S. Paul
Vote: 6-0-0

Minutes

Motion: To approve the minutes of 7/07/08 as amended, D. Moroney
2nd: W. Whittier
Vote: 5-0-1, T. Connors abstained as he wasn’t present

Correspondence -

CMRPC Delegate:

Motion: To appoint D. Moroney as the Delegate to CMRPC for the upcoming year, S. Hughes
2nd: T. Connors
Vote: 6-0-0

Chapter 61A Release – Whittier – Eight Lots Road

Motion: To recommend the Town pass over it's first right of refusal for this land on Eight Lots Road as it is an isolated parcel with no apparent municipal use, T. Connors

2nd: S. Paul

Vote: 4-0-2, W. Whittier and D. Moroney abstained as they are related to the owner or abut this parcel

Public Hearing (Cont.) – Edward Renaud – 219 Whitins Road

Motion: To continue the hearing to 9/8 at 7:20 PM, D. Moroney

2nd: W. Whittier

Vote: 6-0-0

The Board reminded J. Hager to make sure Mr. Renaud knows he needs to resolve his conservation issue off Lincoln Road.

Public Hearing - Quest Racing – 12 John Road

D. Moroney read the hearing notice as it appeared in the Chronicle.

Michael Faucher was present to provide information on the business he hopes to relocate to Unit F @ 12 John Road (formerly Landscaping etc.) He explained they build custom racing engines, mainly for drag racing and marine racing. Their hours would be M-F from 8-5. They will not have any outdoor storage. They have adequate ventilation for testing the engines and have worked with the Fire Department on this issue. They will install acoustical tiles to dampen sound. There is no retail component to their business, they solely manufacture and test at the site, then ship out the engines and components. Over 30% of their business is from Europe and about 10% in Massachusetts. They are currently located off Millbury Street in Worcester and want to be in Sutton because of the location, they actually work with the company in the unit next door at this location. They have one company vehicle.

S. Hughes suggested Mr. Faucher consider working with the school to do a program about this type of work which he felt would be well received and get kids excited.

Motion: To approve the use of Unit F at 12 John Road for the manufacture and testing of custom racing engines and components with the following conditions: D. Moroney

1. Prior to occupancy, all required approvals and/or permits shall be received from applicable permitting authorities, and shall be copied to the Sutton Planning Board.

2nd: S. Paul

Vote: 6-0-0

Motion: To close the public hearing, D. Moroney

2nd: S. Paul

Vote: 6-0-0

Public Hearing (Cont.) – Defeudis Development

Motion: To continue the hearing to 11/3/08 at 7:20 PM for the FINAL time, D. Moroney

2nd: S. Hughes

Vote: 3-2-0 (R. Largess and S. Paul opposed feeling the applicant should withdraw as they have dragged the process on far too long.)

The majority of the members agreed that J. Hager should prepare for a disapproval on November 3rd if the applicant does not withdraw or is not ready to proceed with the hearing.

(S. Hughes off the Board – potential conflict)

Public Hearing (Cont.) – Atlas Box & Groundwater Protection Permit

R. Largess read the Groundwater public hearing notice as it appeared in The Chronicle.

Brian Milisci of Whitman & Bingham reviewed major changes to the plans since the last meeting. These included raising the site, reducing earth removal to 12,000 c.y., shifting the driveway to the south to the former Old Mill layout, upgrading that layout, responding to many comments, and conducting meetings with Mass Highway and various departments to move toward resolution of concerns.

The Board addressed various Waiver requests:

Motion: To grant a waiver from Section IV.P.4.a.3. allowing work on slopes over 15%, having found, that as a former gravel pit with many stockpiles and un-natural slopes remaining, work on slopes over 15% is unavoidable, S. Paul

2nd: D. Moroney

Vote: 5-0-0

Motion: To grant a waiver from Section IV.B.5.C.3. to allow rows of parking over 100' in three perimeter areas, having found these parking spaces can't be eliminated, and the areas need to be clear of landscape islands in these locations to facilitate snow removal and maintenance, S. Paul

2nd: W. Whittier

Vote: 5-0-0

Motion: To grant a waiver from Section IV.P.4.c.2.d. to eliminate bike racks, having found it is not safe to access the site via bicycle along Route 146, D. Moroney

2nd: W. Whittier

Vote: 5-0-0

Motion: To grant the waiver from Section IV.P.4.c.3.d. to allow more than 25% of parking in front of the building, having found it isn't practical to put parking behind the building where it will conflict with truck movements and be unsafe, and having found the intent of the bylaw to eliminate "seas" of parking visible in front of buildings is mitigated via substantial landscaping and grade changes on this specific site, W. Whittier

2nd: S. Paul

Vote: 5-0-0

The Board tabled a waiver requested from Section IV.P.4.c.9.c. to allow septic instead of public sewer, in order to encourage the applicant to continue to work with various parties to secure public sewer to the site.

Mr. Fusaro, abutter to the site noted they haven't reached an agreement on the grading shown on the plans, although he thinks they will. The Board noted they will not sign the final plans until that agreement is in place.

Motion: To continue the public hearing to 8/4/08 at 7:15 PM, W. Whittier

2nd: D. Moroney

Vote: 5-0-0

(S. Hughes returns to the Board)

Public Hearing – National Grid Expansion – 1152 Main Street, Whitinsville

S. Paul read the hearing notice as it appeared in the Chronicle.

The following people were present representing National Grid:

James Veech, National Grid Pat Burns, National Grid
Robert Longden, Bowditch & Dewey Mark Anderson, Heritage Design

Robert Longden reviewed the site plan which showed two additions, one 10,000 s.f. and one 35,000 s.f. to the existing facility of Main Street in Northbridge, as well as a new 60,000 s.f. facility in Sutton. The additions will contain more warehousing space. The new building will be for warehousing and fleet maintenance. There will be additional substantial outdoor storage around the new building. Employee count will increase by 5 people in the new additions and 20 people will occupy the new structure. Access will be added from Pleasant Valley Parkway, there will be no formal access to Mendon Road and the dirt line maintenance road that exist there now will be gated.

Mark Anderson reviewed engineering details stating they are trying to utilize Low Impact Development (LID) techniques with only 50' of pavement around the new structure and the rest of the area gravel sheet flowing to grassed swales and vegetated basins before out-letting to the wetlands. The building will be about 35' high maximum and will be fully sprinklered. There will be oil present in the maintenance building, no gas or diesel storage is anticipated. They will add 1 or 2 new trucks. They are not shutting down other locations, but relocating some operations from Westborough and warehousing new components for gas service due to their merger with Keyspan. The Notice of Intent process has been initiated with both Sutton and Northbridge.

On a comment from J. Hager, the applicant confirmed they will likely add evergreen screening along Route 146 and will contact MHD if it will be more effective within the Route 146 Right of Way.

Motion: To continue the hearing to 8/18/08 at 8 PM, D. Moroney
2nd: S. Paul
Vote: 6-0-0

Motion: To Adjourn, S. Hughes
2nd: S. Paul
Vote: 5-0-0

Adjourned 9:30 P.M.