

Sutton Planning Board
Minutes
August 18, 2008

Approved _____

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

General Business:

Filing – Dileo Gas – 112 Providence Road – The Board acknowledged the legal filing of this application for a propane re-fueling location.

Extension of Sutton Plaza Expansion Permit – Attorney Corey Wilk of Goulston & Storrs was present to request and extension of the approvals for Sutton Plaza Expansion. The bylaw allows extensions “with good cause”. Attorney Wilk noted that there is currently no water available to serve the project. While the Board considered this very good cause not to commence construction, they noted there are outstanding concerns from the Fire Department that need to be dealt with now, or the projects building permit could be held up when they are ready to proceed. Attorney Wilk submitted correspondence committing to working with the Fire Department to resolve their concerns. The Board decided they would only grant a six month extension so they could ensure there was progress on these issues.

Motion: To grant a six month extension on all Planning Board approvals previously granted to the Sutton Plaza Expansion project, noting that the applicant needs to work with the Fire Department to resolve outstanding issues, S. Hughes
2nd: S. Paul
Vote: 5-0-0

Windle Landscaping – 79 Route 146 – permitting discussion – Chris Windle was present to discuss proper permitting of his business with the Board. The Chariman explained whernerver there is a change of use at a site, a new permit process is required. He noted there is an overlay district on Route 146 which requires good site, architectural and sign design. He also said there is no grandfathering with respect to signage design and illumination, especially noting the Meyer’s sign has not been used for site advertising for well over two years.

Mr. Windle stated he is just storing his vehicles, there is no retail at the site. He noted he has done a lot already to clean up the site and keep it neat. He stated he spent \$4,000 on his sign. D. Moroney noted it’s a shame he didn’t approach the Board before he spent money on signage. The chairman elaborates that Route 146 is meant to set a different tone than Route 9 near Spags. The Town has voted for external illumination and better design along Route 146.

It was noted the owner was also responsible for proper permitting. The Board agreed to allow an informal site plan review/special permitting process with notice to abutters at the next meeting. Mr. Windle should appear with a site layout, summary of operations at the site, and should turn off the sign immediately as illumination is prohibited.

Motion: To allow an informal permitting process with notice to abutters, S. Hughes
2nd: D. Moroney
Vote: 5-0-0

Form A plans

Bousquet – Maple Lane/Manchaug Road

Motion: To endorse the Form A plan for Bousquet dated 7/24/08 showing one new building lot,
D. Moroney
2nd: S. Hughes
Vote: 5-0-0

The Board stated access to one of the lots, over land of Jacques on an existing access easement from Manchaug Road as opposed to over the legal frontage further east on Mancahug Road or Maple Lane, may be maintained as it has existed for a long time.

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Motion: To approve the minutes of 8/04/08, D. Moroney
2nd: S. Paul
Vote: 5-0-0

Correspondence

North Village – The Board reviewed review comment submitted regarding the North Village project in Douglas. The Board asked the comments be formalized and concerns about site distance along all of Hough Road be added.

Public Hearing - Hair Inc. – 107 Boston Road

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

Mark Anderson of Heritage Design gave a summary of the project. He stated a xxx s.f. building is proposed to house the Hair Incorporated business upstairs and two related personal service businesses downstairs. The Zoning Board of Appeals granted variance for setbacks on this unusually narrow and long lot. They are utilizing various low impact development techniques and materials such as porous pavement to reduce environmental impacts. Responding to a few comments received he noted they have reviewed and assured adequate sight distance along Boston Road. They will remove and store the historic marker and replace it at a prominent location in the landscaping, and will work in components of the house, such as the wide pine floors, into the new building. The building will also be full sprinklered.

Mr. And Mrs. Gerard of 188 Boston Road expressed concerns with this business use creeping into a residential area. The Chairman noted the area is zoned for business.

Motion: To continue the hearing to 9/22 at 7:40 P.M., D. Moroney
2nd: T. Connors
Vote: 5-0-0

Public Hearing – Definitive Subdivision Amendment – LaPlante Way - 50 McClellan Road

Attorney Rob Knapik was present with his clients, the LaPlantes. He explained a condition of his client's legal settlement with Mr. Manzano was that the Definitive Subdivision plans be formally amended to revise screening between the house lot and Mr. Manzano's home. This is the sole purpose and change shown on the revised filing.

Motion: To approve the amended definitive subdivision plans dated 7/15/08 with identical conditions to the original approval, T. Connors

2nd: S. Paul
Vote: 5-0-0

Public Hearing - Amend Permit – Cold Spring Brook Place – Route 146

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

Kevin Rabbitt was present to explain changes to the Cold Spring Brook project. They are removing 4.5 acres of development area that reduces pavement by 126,000 s.f. and 26,000 s.f. of retail with 157 parking spaces. Wetland and resource area impacts have been greatly reduced. The project has received its MEPA certificate and DEP sewer extension permit.

Keith MacDonald of Pare Engineering reviewed off site roadway improvements totaling about 3 million dollars. One of the major changes was the request of MassHighway to make Pleasant Valley Road one way going south to eliminate weaving movements and potential accidents between people accelerating out of the site and people pulling to the east to cut down PV Road.

In response to a question from S. Hughes, Mr. Rabbitt confirmed they are coordinating their improvements fully with those of Atlas Box.

M. Reed of 167 Armsby Road asked if any improvements have been made to the left turn stacking going south? The distance has been lengthened and they added a second left turn lane.

Motion: To continue the hearing to 9/15/08 at 7:15 P.M., S. Hughes
2nd: D. Moroney
Vote: 5-0-0

Public Hearing (Cont.) – National Grid Expansion

Mark Anderson of Heritage Design reviewed change to the plans including white pine screening along Route 146. J. Hager noted that white pines do not provide adequate under-story screening and they will need to choose another variety of evergreen for effective screening.

The Board reviewed various departmental responses with the applicant including Fire Department concerns.

Motion: To continue the hearing to 9/22/08 at 8 PM, T. Connors
2nd: S. Paul
Vote: 5-0-0

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

Adjourned 9:10 P.M.