

Sutton Planning Board
Minutes
October 27, 2008

Approved _____

Present: R. Largess, Chairman, T. Connors, D. Moroney, W. Whittier
Staff: L. Shea, Planning Assistant

General Business:

Form A Plans - None

Filing – Site Plan – Chase Harris Corp. – 85 Dudley Road – The Board acknowledged the legal filing of this site plan approval for the establishment of a septic tank cleaning business, including portable toilet rental at 85 Dudley Road.

Endorse LaPlante Plan

Motion: To endorse plans dated 7/15/2008, D. Moroney
2nd: W. Whittier
Vote: 4-0-0

Endorse LaPlante Covenant

Motion: To endorse covenant, D. Moroney
2nd: W. Whittier
Vote: 4-0-0

Endorse Cold Spring Brook Place Plan – Paul Hutnak from Heritage Design was present with the copy of the plan.

Motion: To endorse plans dated 10/27/2008, D. Moroney
2nd: T. Connors
Vote: 4-0-0

Review/Use Determination – Northern Machinery – 12 John Road – present for the meeting was Paul Tee from CRV Development, representing the owner of the property and Arthur Chase, representing Northern Machinery the applicant. Mr. Tee referred explanation of the business to Mr. Chase. Mr. Chase described the business which buys and sells used machinery. They also do some machinery repair work on site. He indicated that there are 6 employees, 3 of which were sales people and are on the road. The company primarily serves all of New England. Mr. Chase answered questions from the Board members and noted Ken Smith had toured their Auburn facility.

Motion: To waive the formal Site Plan Review process and approve the use at this location noting it does not deviate significantly from the previously approved use, conditioned on notifying abutters about the new tenant and addressing any required permitting with other agencies, particularly the Fire Department, D.

Moroney
2nd: W. Whittier
Vote: 4-0-0

Minutes

Motion: To approve the minutes of 10/6//08, T. Connors
2nd: W. Whittier
Vote: 4-0-0

Correspondence - None

Decision – National Grid

Motion; To grant the waiver from IV.P.4.f. to allow the use of concrete for walkways, D. Moroney
2nd; W. Whittier
W. Whittier confirmed concrete is the material that was used at the other buildings.
Vote: 4-0-0

Motion: To approve the Site Plan and grant the Route 146 Special Permit dated 10/27/2008 with the following conditions, having found that with conditions, the project is consistent with the Site Plan and Route 146 Special Permit review criteria of the Zoning Bylaw, D Moroney

1. Prior to endorsement, the plans shall be adjusted and corrected information submitted to satisfy the concerns expressed by Maguire Group in their October 6, 2008 letter and the Planning Department dated September 29, 2008
2. Prior to endorsement the applicant shall provide a flow test between two on site hydrants that indicates pressure and flow adequate to meet domestic and fire flow needs at the site, to be approved by the Fire Department
3. Prior to endorsement all waivers and conditions of approval shall be listed on the plan set
4. Prior to commencement of construction receipt of all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments, including an Earth Removal Board exemption or permit
5. Prior to commencement of construction, a letter shall be submitted from Whitinsville Water acknowledging that they can supply water for the domestic and fire protection systems on this site
6. Prior to commencement of construction on the fleet maintenance building, final architectural drawings will be submitted to the Planning Board and approved
7. Prior to the commencement of construction the applicant shall attend a pre-construction meeting with the Planning Department and any department or staff that have inspection responsibilities relative to the site, as well as the site contractor and other personnel the applicant feels are appropriate
8. Prior to commencement of construction the applicant shall present a method to permanently protect the Open Space on said lot
9. Prior to installation, any new signage shall be approved by the Planning Board
10. Building construction, site construction and fire suppression systems will be designed in accordance with the applicable provisions of law, which may include, but is not limited to: M.G.L. c. 148 Section 26G, Conduct blasting 527 CMR 13.04(2) and 13.04(11), Cutting and/or welding 527 CMR 39.04, Dust explosion hazards (sawdust) 527 CMR 10.16, Installation of a fire protection system 527 CMR 10.03(15), Storage/use of flammable/combustible liquids 527 CMR 14.03, Storage/use of flammable gases 527CMR 14.03, Storage/use of propane 527 CMR 6.08, Rubbish containers 527 CMR 34.03, Combustible material storage 527 CMR 10.03(5), NFPA-13, 14, 20, 24, 25, & 72
11. Construction shall be limited to Monday through Friday 7 AM to 6 PM and Saturday 8 to noon, no local, state, or federal holidays
12. During water system installation, the owner and his contractor shall coordinate with the Fire Department and work to locate/adjust hydrants so they are sited in the most appropriate locations for fire protection
13. Once the building is weather tight, the Fire Department will test for radio communications within each building and the tenants will supplement equipment per Fire Department recommendations as reasonably necessary
14. Prior to occupancy, a “hazmat plan”, if required, shall be approved by the Town of Sutton Fire Chief

15. Prior to occupancy the applicant shall provide written certification from the project engineer that the site has been constructed in accordance with the approved site plan
16. Prior to issuance of a certificate of occupancy information on security systems shall be provided to the Police Department
17. Prior to occupancy and beginning operations of any of the facilities located at this site, the respective owners shall provide up to 8 hours of orientation to Fire Department personnel of the building's orientation, operations, safety features, utility controls, etc. Said orientation shall be after hours during the Department's usual evening training sessions
18. The Fire Department reserves the right to require a standpipe on the fleet maintenance building, one per side adjacent to a man door at locations mutually agreed upon by the applicant and the Fire Department.
19. When the perimeter plantings are nearly completed, they shall be reviewed with a representative of the Town for the purpose of adding trees and plants which may be reasonably necessary to complete the intended screening
20. All doors on all proposed building structures within the project shall be identified with reflective numbers on both the interior and exterior of the door in a sequence (i.e. clockwise) acceptable to the Fire Department. The overhead loading dock doors shall be similarly identified with a designation system acceptable to the Fire Chief. Doors leading to fire sprinkler rooms shall be labeled as such. All roof top air-handling units on all buildings shall be also identified inside and out in a manner similar to the door identifications
21. KNOX boxes for entry keys and facility plans shall be provided for all buildings. A legible reduced scale plan of the building and surrounding area shall be provided showing the building access doors, utility shut offs and where hazardous or flammable substances are located shall be provided to the Fire Department for review. Said plan shall be located in a secured box at all Fire Alarm Enunciator Panels. Up-to-date emergency contact information shall be provided to the Fire and Police prior to, during and after construction
22. For all blasting operations, pre-blast surveys shall be performed to limits approved by the Fire Chief. All blasting, if allowed, shall be performed using perchlorate-free blasting agents. Blasting will be conducted in accordance with all applicable local and state regulations and will only be allowed during normal business hours (8am to 4pm, M-F) and only with prior notification to the Fire Department
23. Exhaust system components will be appropriately labeled to aide in use during an emergency
24. The site address shall be identified at all entrances to the site during construction and permanently thereafter
25. The Board reserves the right to review and adjust lighting within a year of installation and use if they find it to be a danger or unreasonable nuisance
26. The applicant shall regularly provide the Fire Department with an up to date MSDS sheet for all materials stored on the site including their locations and quantities.
27. The applicant will ensure that all plantings are properly maintained including replacement of dead or diseased plantings in the next planting season, semi annual inspection will be allowed by the applicant by a qualified agent of the Town as determined by the Planning Board
28. The site drainage and oil separation system shall be inspected semi-annually to determine, as a minimum, the depth of sedimentation in the sumps and the depth of the oil layer within the structures. If the inspections indicate corrective action is required, the Applicant shall immediately implement the required action. Notice of the inspection shall be provided to the Town's consulting engineer at least forty-eight (48) hours prior to the inspection. In addition, a written report of the inspection findings and any corrective actions taken shall be submitted to the Planning Board within fourteen (14) business days from the date of the inspection
29. No vehicle repairs shall take place outside the building, other than minor emergency repairs
30. No vehicles shall be washed outside of the building
31. No sodium based de-icing agents shall be utilized on the site. Agents such as potassium chloride or calcium chloride are deemed acceptable for usage at the Site

October 27, 2008

Page 4

32. Snow will be removed, and kept clear, from around hydrants as well as removing snow and ice from walks and paths leading to access doors within two hours of the conclusion of snow/ice fall events

2nd: T. Connors

Vote: 3-0-1

Motion: To Adjourn, W. Whittier

2nd: S. Paul

Vote: 4-0-0

Adjourned 8:50 P.M.