

Sutton Planning Board
Minutes
February 9, 2009

Approved _____

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

General Business:

Motion: To endorse the Chase Harris plan dated 1/28/09, D. Moroney
2nd: W. Whittier
Vote: 6-0-0

Motion: To endorse the Sampson Retreat Lot covenant and plan dated 10/29/08,
D. Moroney
2nd: T. Connors
Vote: 6-0-0

Form A Plans –

Motion: To endorse the Form A plan for Baker on Rawson & McGuire Roads dated 2/5/09
showing a conveyance, S. Paul
2nd: W. Whittier
Vote: 6-0-0

Minutes

Motion: To approve the minutes of 1/26/08, W. Whittier
2nd: S. Paul
Vote: 5-0-1, D. Moroney abstains as he was not present for the full meeting

Correspondence

MAPD & BRVNHCC – The Planning Director reminded the Board about upcoming meetings of the Mass Association of Planning Directors and the Annual Meeting of the Blackstone River Valley National Heritage Corridor Commission, and asked them to let her know if anyone would like to attend. R. largess will attend the BRVNHCC meeting.

Possible Re-Zoning – The Board discussed a potential re-zoning request along Route 146 south for Honey Dew Donuts. K. Nunnemacher has asked the Board to consider whether it would be appropriate to re-zone all the Industrial land in this area to Business Highway. The Planning Department worked with the Building Department and determined that a rezoning for the industrial area on Route 146 south to Business Highway would create 3 non conforming uses and 3 uses lacking appropriate permitting, which would not be beneficial. While the Board did not want to rezone this backland Industrial land to Business, they asked the Planning Director to provide them with a summary of uses on Route 146 north in this area as they would prefer the “face” of use on Route 146 to be Business Highway as opposed to Industrial.

Public Hearing – Janes Accessory Apartment – Crestview Lane

Donna Janes was present to review her accessory apartment application with the Board. She proposed a 864 s.f. apartment above her attached garage. The application appeared to comply fully with the Special Permit requirements of the Bylaws.

The Board reviewed Departmental comments. No one was present from the public to comment.

Motion: To Close the hearing, S. Hughes
2nd: W. Whittier
Vote: 6-0-0

Motion: To approve the Accessory Apartment at 10 Crestview Lane for Janes with the following conditions: S. Hughes

1. Receipt of all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments.
2. The applicant must verify if heat detectors are required and if so, they must be installed prior to occupancy.

2nd: S. Paul
Vote: 6-0-0

(D. Moroney returns to the Board)

Public Hearing (Cont.) – Hair Inc.

Eric Wilhelmsen from Heritage Design and owner, Sandra Roy, were present to field additional questions from the Board. E. Wilhelmsen reviewed minor changes to the plan since the last hearing which included architectural revisions, site distance information, and turning radii adjustments.

The Board discussed possible conditions, and asked the Planning Director to make sure the list of minimum conditions included conditions relative to lighting, architecture, and bottoming out on the steep driveway.

Motion: To waive the requirements of Section IV.D.4.b. allowing the landscape and architectural plans to not be stamped by registered professional having found that the landscape plan is small, simple, and straightforward and that an architect will be stamping the final architectural plans that will be require pre-construction,
D. Moroney
2nd: T. Connors
Vote: 6-0-0

Motion: To waive the requirements of Section IV.D.4.q. to allow elimination of a formal loading space, having found that no loading space is necessary due to the type of uses proposed for the building, D. Moroney
2nd: S. Paul
Vote: 6-0-0

Motion: To Close the hearing, D. Moroney
2nd: W. Whittier
Vote: 6-0-0

(D. Moroney leaves the Board dues to possible conflict)

General Business (cont.)

Myers: The Board discussed concerns with operations at the Myers site at 70 Worcester Providence Highway. The Planning Director noted that the Building Commissioner has made a ruling that the automobile sales use at the site is grandfathered and the auto parts/salvage use at the site is grandfathered through July of 2009. However, that still leaves two outstanding issues: 1) whether two principal structures/uses can exist on one site per footnote #1 of the Table of Height and Bulk Regs; and the related 2) could the site and the proposed uses be considered and “industrial complex”. The Board agree that uses like the St. Gobain/Norton facility in Worcester are “industrial complexes” and that the interpretation could even be stretched to multiple building on the same site that perhaps aren’t owned by the same entity but whose uses are inter-related like a sawmill operation on the same site as Atlas that produces wood that Atlas uses in their operations. They did not feel this site could be considered an “industrial complex” and did not feel two principles uses could be allowed one lot. They noted it is imperative that the owner respond to calls from the Board to come in and discuss their operations over time to see if there is any solution that can be reached. It was noted there are several possible solutions including re-drawing lots lines, and changing regulations, but in the meantime, only Windle Landscaping may operate out of this site.

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

Adjourned 8:05 P.M.