

Sutton Planning Board  
Minutes  
February 23, 2009

Approved \_\_\_\_\_

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

**General Business:**

Commerce Park – Bond Reduction

The Board reviewed correspondence from Graves Engineering recommending reductions in the Phase I-III bonds for Commerce Park.

Motion: To reduce the bonds for Commerce Park in accordance with correspondence from Graves Engineering and extend the completion date on the project to 6/15/09,  
D. Moroney  
2<sup>nd</sup>: S. Hughes  
Vote: 5-0-0

The Board asked the Planning Director to check to see if Ross Express agreed to domicile their trucks in Sutton when they did their recent parking lot expansion.

Stockwell Hollow Extension

The Board reviewed a request from Jim Didonna to extend the completion date for his two lot subdivision on Eight Lots Road for one year, as he and his sister don't have the financing to complete this roadway. The grandfathering on the subdivision runs out in 2011.

Motion: To extend the completion date for the subdivision to 11/1/09, S. Hughes  
2<sup>nd</sup>: W. Whittier  
Vote: 4-0-1, T. Connors abstained as he is an abutter

Accord Building Systems (Tent.) – Tabled to next meeting.

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Motion: To approve the minutes of 2/09/09, S. Hughes  
2<sup>nd</sup>: D. Moroney  
Vote: 5-0-0

Correspondence

Route 146 Re-Zoning – The Planning Director reported back to the Board that there are no businesses currently located on Route 146 north between the XtraMart and the Millbury town line that would be made non-conforming by a zoning change from Industrial to Business. If another manufacturing business replaced Green Machine it would need a Special Permit. The Board asked the Planning Director to see if any of the owners had an objection to a re-zoning.

Route 146 Signage – The Board discussed various Route 146 signage issues: Affordable Septic/Miller – 5 Harback Road – The applicant violated his condition that the sign was not supposed to be installed until he had surveyed his lot lines to make sure the sign did not go in the State’s right of way. The applicant has been notified several times over the last year and a half to remove and relocate the sign and was given yet another opportunity to submit revised location plans prior to the end of January. The Planning Director stated Mr. Miller recently responded with a letter stating that he would take care of it by August 2009. The Building Commissioner notified him that this was not acceptable, and that he would give him no later than May 1, with the Board’s agreement. The Board said they want to avoid him installing another sign that does not match the design he submitted, like the one that is currently there. They asked that he submit location and design plans within 30 days and that MassHighway be requested to remove the sign immediately if this information is not submitted. F&S Auto – There is an illuminated sign above the door which owner Scott Carr noted has been there lit since 1986 as well a sign to the left of the door. There are product logos on the sign which is not allowed, and a white background is generally not allowed. The Board requested the logos be eliminated by May 1 and will allow the white background to remain as the majority of the sign is actually red and the sign material is nearly opaque not letting very little light through the white areas/no glare. The sign to the left of the door also needs to be removed as only one building mounted sign is allowed.

#### **Informational – Dauphinais Concrete, Boston Road (N/F Waterview Commons)**

The Planning Director summarized that Paul Dauphinais was considering locating his concrete batching plant on land previously slated for the Waterview Commons housing development on Boston Road. She told Mr. Dauphinais that a concrete batching plant wasn’t a great use as very little tax revenue is generated, no personal property tax is generated, and few jobs are created, but manufacturing IS an allowed use at this location. Therefore, she felt it would be useful to survey the Board to see how they felt about the proposal.

Mark Anderson reviewed a proposed site plan. He highlighted the plant will be state of the art with full water recycling. He reviewed also discussed traffic patterns. The site would host 8-10 trucks and have a staff of 3-4 in addition to the drivers. The site, which is already a “bowl” is proposed to be lowered in elevation slightly to provide even better screening. Only the silo may be visible from surrounding areas but will be camouflaged to appear “barn like”. All trucks would be domiciled in Sutton, providing significant excise revenue.

S. Hughes noted that when the property was re-zoned it was supposed to be a hotel. Even with that proposal, there were significant concerns from abutters. These abutters will likely not be happy with an industrial use.

P. Dauphinais reviewed the process that would occur at the site. He stated hours of operation would likely be 6 to 4:30 with an occasional earlier or later day.

D. Moroney noted that truck traffic will also include haulers bringing sand, fly ash, etc. to the site.

On a question from the Board, they were informed that the Kamaitis Road site had been denied by the Zoning Board due to traffic concerns.

Rick Lukasevich, part owner of the site, noted this use will generate less traffic than the proposed 60 condominiums.

The majority of the Board agreed this is an allowed use, but that the neighbors are likely to express significant concerns.

### **Hair Inc. – Deliberation & Decision**

The Board reviewed final comments on this proposal.

- Motion: To approve the Site Plan for Hair Inc. with the following conditions: D. Moroney
1. Prior to endorsement all waivers and conditions of approval shall be listed on the plan set.
  2. Prior to commencement of construction, the applicant must receive all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments, including the Earth Removal Board and copy them to the Planning Board.
  3. Prior to commencement of construction, a letter shall be submitted from the Wilkinsonville Water District acknowledging that they have reviewed the water and fire suppression systems for the site and agree with their configuration, and that they can supply water for said systems.
  4. 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.
  5. Prior to commencement of construction final architectural plans shall be submitted to the Planning Department for approval.
  6. After the base course of pavement is installed the applicant will conduct a driving test with the Town's Consulting Engineer and the Fire Department to ensure safety vehicles do not bottom out on the steep driveway; and can complete all turning movements, and make any necessary adjustments.
  7. Prior to installation and issuance of a sign permit the applicant will submit a sign plan to the Planning Board for review and approval.
  8. Following the implementation of the Project's planting plan, the applicant's landscape architect and a representative of the Planning Board shall review the plantings for effectiveness, and make any necessary adjustments.
  9. Prior to occupancy information on security systems shall be provided to the Police Department.
  10. Prior to occupancy, the Applicant shall submit to the Planning Board an As-Built Plan and written certification from the Project's engineer that the Project has been constructed substantially in accordance with the Site Plan.
  11. Prior to occupancy the Historic Marker located at the site will be replaced in the prominent location as shown on the plan.
  12. The Applicant shall ensure proper maintenance of plantings on the site, including replacement of dead or diseased plantings in the following planting season.
  13. 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.
  14. Construction on the Site shall be limited to Monday through Saturday, 7:00 a.m. to 5:00 p.m., and shall exclude all local, state and federally-observed holidays.
  15. The Planning Board reserves the right to review lighting post installation and require necessary adjustments to prevent glare to adjacent areas.

16. Site Distance as shown on the plans shall be maintained in perpetuity through regular vegetation trimmings and other measures as necessary and approved by the Highway Superintendent.

2<sup>nd</sup>: S. Hughes

Vote: 5-0-0

Motion: To Adjourn, W. Whittier

2<sup>nd</sup>: T. Connors

Vote: 5-0-0

Adjourned 8:15 P.M.