

Sutton Planning Board
Minutes
March 9, 2009

Approved _____

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

General Business:

Form A Plans – No Form A Plans.

Minutes

Motion: To approve the minutes of 2/23/09, D. Moroney
2nd: T. Connors
Vote: 3-0-1, S. Paul abstained as he wasn't present at this meeting

Correspondence

61A Release – Young: 16 Uxbridge Road – The Board discussed the notice for the release of this property from 61A. It was noted the parcel would be useful for parking, a communication tower, and/or a wind turbine. R. Largess pointed out that the Hall Mills House separates this parcel from the Town Hall parcel. All three parcels together would have made sense, but the potential town owner parcels being “an Oreo with the filling missing” it doesn't make much sense. S. Paul noted sewer will eventually exist in the center of town providing more value to the parcel, for this reason and others already noted, he felt it was worth consideration by the Board of Selectmen.

Motion: To recommend that the Board of Selectmen evaluate exercising the town's first right of refusal on this property noting its possible value with sewer and its possible use for parking, wireless communication, and/or a wind turbine, S. Paul
2nd: D. Moroney
Vote: 4-0-0

Oakhurst Farm Appeal – The Planning Director stated as the Court entered final judgment on this matter over a month ago, it was assumed this matter was settled. However, the applicant filed a post-judgment appeal. They now have until April 13th to file their brief with the Court at which point we will have 30 days to respond.

National Grid – The Board reviewed an e-mail from Jamie Veitch telling the Board that they are seeking LEED (Leadership in Energy and Environmental Design) certification for their addition and new building off Whitins Road. As a result, the roof will need to be white and may have photovoltaic panels installed on it. This is different than what was shown on the architectural. He asked if the Board had any objections.

The Board stated they had no objections to the company pursuing this admiral goal. They noted both roofs are obscured from sight.

Motion: To approve a white roof and photovoltaic panel installation (if necessary) on the National Grid addition & new building in pursuit of LEED certification,

D. Moroney

2nd: T. Connors

Vote: 4-0-0

Proposed Bylaw Changes

The Board discussed the five proposed bylaw changes for Spring Town Meeting as attached.

1. Wireless Communication Adjustment – This proposed change has been requested by the Town Administrator in consideration of a possible installation on the Shaw parcel. He requested existing exemption wording be clarified to ensure that a commercial carrier could partner with the Town to install a tower which would then be utilized for public safety communications as well as commercial communications.
2. Signs – This proposed change eliminates the prohibition on internal illumination and puts in writing two practices the Board already follows: a) no white/light background internally illuminated signs; and b) no brand names or logos, other than the business logo, on permanent signs.
3. Wind Turbines – Again, this bylaw was prompted by the Town Administrator working with the Planning Office on site assessments for various town wind turbine sites. The bylaw change allows large wind turbines over 20 kw on municipal as well as B-2, OLI and I sites.
4. Re-Zoning – This article was submitted by petition. It proposes re-zoning approximately 12 acres along Route 146 south from the Millbury Town line to the existing B-2 District. The area will go from Industrial to Business Highway and includes the Honey Dew site, which may be slated for an upgrade and the addition of gasoline sales.
5. Illicit Discharge Stormwater Bylaw – This bylaw was supposed to move forward last fall, but was forgotten. It is proposed by the Highway Superintendent and regulates illegal flows, other than storm water, into the sewer system. It is required to meet DEP storm water program standards.

The Board said they want to pursue a bylaw bringing all signs into compliance within a definite number of years. They also wish to limit internally illuminated signs to 50 s.f. while externally illuminated signs can remain 75 s.f. They suggested that sign companies be involved in the discussion of more sweeping changes for Fall Town Meeting.

T. Connors wanted to make sure that 20 kw is sufficient for agricultural wind applications.

Motion: To Adjourn, T. Connors

2nd: S. Paul

Vote: 4-0-0

Adjourned 7:45 P.M.