

Sutton Planning Board
Minutes
June 4, 2009

Approved _____

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

Public Hearing – Connor/Leemilts – Singletary Ave. (Sutton Center Store)

This meeting began in joint session with the Sutton Zoning Board of Appeals (ZBA). The ZBA is acting on a request for a c. 40A, Section 6 Finding that the proposed expansion of the pre-existing non-conforming convenience store use is no more detrimental to the neighborhood than the existing use. If the ZBA acts favorably on their part of the application, the Planning Board will then consider the specifics of the Site Plan.

PLEASE SEE ZBA MINUTES OF 6/04/09 FOR DETAIL ON THE ZBA PORTION OF THE MEETING.

After the motion to grant the c. 40A Section 6 finding and close of the ZBA hearing on their portion of this application, the Planning Board moved to another meeting room to finish deliberation on the proposed renovations.

The applicant reviewed the Site Plan details with the Planning Board. Major changes included delineation and striping of parking spaces and interior changes.

The Board considered various waiver requests:

IV.B.5. Waiver to omit interior lot landscaping as only 9 parking spaces are required, even though 15+ are provided. The Board discussed which spaces need to be painted.

Motion: To grant the waiver from section IV.B.5. to omit interior lot landscaping, having found that only 9 spaces are required and the applicant should not be penalized and forced to install site features for a larger lot simply because he provides more beneficial parking, D. Moroney

2nd: T. Connors

Vote: 4-0-0

IV.B.4.e. Waiver to allow driveway width over 30 feet. Fully open frontage to remain for better access to parking and circulation areas.

Motion: To grant the waiver from section IV.B.4.e. and allow open access along the front lot line instead of defined driveways, having found that with this constrained site, restricting access and egress points may actually create larger safety issues, T. Connors

2nd: W. Whittier

Vote: 4-0-0

IV.C.4.d. Waiver to omit showing the actual location of structures within 100 feet. Use of abutting lots/structures is shown.

Motion: To grant the waiver to omit showing the actual location of structures within 100 feet, having found the use of abutting lots/structures is shown, and the precise location of structures will not affect the application, D. Moroney

2nd: T. Connors

Vote: 4-0-0

There were no public comments.

Motion: To close the public hearing, T. Connors
2nd: D. Moroney
Vote: 4-0-0

Motion: To approve the Site Plan for expansion of the Sutton Center Store to 2,126 s.f. with the following conditions: T. Connors

1. 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, and copy them to the Planning Board.
2. Prior to occupancy information on fire protection systems shall be provided to and approved by the fire Department.
3. Prior to occupancy of the expanded store, parking spaces 1-7 & 10-12 shall be lined out. Spaces 8, 9, and the employee spaces will not be lined unless it is found to be necessary. Spaces 8 & 9 may be striped and restricted for loading/unloading if necessary.
4. Any new signage shall be approved by the Planning Board prior to installation.

2nd: D. Moroney
Vote: 4-0-0

Motion: To Adjourn, W. Whittier
2nd: T. Connors
Vote: 4-0-0

Adjourned 8:03 P.M.