

Sutton Planning Board
Minutes
June 8, 2009

Approved _____

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

S. Hughes, Acting Chairman.

Minutes – None (wrong set voted)

Form A Plans - None

Correspondence:

Lackey Dam Estates Extension Request: The Board reviewed a request to extend the surety on Lackey Dam Estates to 5/1/2010, no reduction was requested. There have been no complaints or performance issues.

Motion: To grant and extension to 5/1/2010, S. Hughes

2nd: D. Moroney

Vote: 4-0-0

(R. Largess arrives and assumes Chairmanship)

St. Johns Parking Lot Expansion – Waiver Request: Norman Hill of Land Planning was present to request a Site Plan review waiver for a parking lot expansion for St. Johns Church on Pleasant Street in Wilkinsonville.

J. Hager explained it is not at all clear if this change needs site plan approval, but Mr. Hill has assented to the process in the interest of transparency and being a good neighbor.

Mr. Hill explained the church currently has 20 paved spaces and they want to add 30 gravel spaces. They will cut into the existing slopes at the edge of current parking, do appropriate grading, and surface the lot with gravel. He noted he has spoken to the abutter, Mr. Gauvin, and worked with him to make sure they don't cause additional drainage issues, and perhaps clear up some of the existing runoff issues he's experiencing. Mr. Hill explained the revised drainage pattern. John Couture, Building Commissioner and Highway Superintendent, Mark Brigham, were consulted directly to review the plan, both were satisfied.

Motion: To waive Site Plan Review and approve the 30 space parking lot expansion at St. John's Church, D. Moroney

2nd: W. Whittier

The Board noted Mr. Hill should continue to work with the Building Department and Highway Department throughout installation to make sure everyone is satisfied with the results.

Dave Lavallee of Purgatory Road, who grew up next door, noted the expansion will actually fix an existing issue with the traffic snarl that occurs at this location on Sundays and during events.

Vote: 5-0-0

Pearson Brothers Retreat Lot Question: The Pearson Brothers, a.k.a. West Sutton Realty, showed the Board a preliminary plan of a proposed retreat lot. The lot is an existing lot with substandard frontage and more than triple the required acreage. They were referred to the Board by the Building Commissioner who said he preferred them to pursue a Special Permit as opposed to relying on any potential grandfathering. They are willing to go this route if the Board is willing to consider granting a waiver from underground utilities, as the driveway is excessively long and contains a wetland crossing. It was noted this is a forested site and the poles can be hidden in the tree line. They have discussed costs with National Grid and Verizon and the cost difference is \$17,000 v. \$30,000.

The Board noted the gentlemen should have been aware of the requirements of the regulations prior to purchasing the lot. They noted most retreat lot driveways are very long, and that they rarely waive requirements as these requirements are a trade off for being able to use land that is otherwise not useable. They would be open to allowing above ground wire only over the wetland crossing.

The Pearson Brothers will likely pursue the grandfathering status.

Sutton Center Store Site Plan: The Board reviewed the Sutton Center Store Site Plan. Waivers and Conditions have been added to the plan. As this is just a Site Plan, there is not statutory appeal period.

Motion: To endorse the Site Plan for Sutton Center Store Expansion dated 6/8/09,
D. Moroney

2nd: T. Connors

Vote: 4-0-1, S. Hughes abstaining as he wasn't present at the public hearing.

New State Acres Surety Extension: Dana Gravison was present to ask for an extension of the completion date for his subdivision, New State Acres off Barnett Road. Due to the economy, he has been unable to sell the last two standard lots, and the last house he built took several years to sell.

J. Hager noted the subdivision was approved back in 2000. Usually the Board does not allow projects to go on past the 8 year time frame without completion. She noted the Olde Tavern Lane subdivision off Hutchinson Road that the Board made Mr. Perry finish last year, despite the fact that all lots were not built out, as well as the Ebenezer Burnap subdivision the Board is currently requiring completion of off Burbank Road.

Mr. Gravison said he would like to finish the subdivision, and his wife, Wendy Gravison, has a meeting scheduled with the bank to ask for the necessary financing, but he isn't sure if it can be secured.

Alex Dina of 23 Quabbin Path said he has lived in the subdivision for 6 years. He wants to know when is enough actually enough. He noted the condition of the roadway and particularly winter maintenance issues cause significant safety concerns. The school bus will not come into the neighborhood as the road isn't public and it isn't safe to have the children wait at the entrance on those bad corners.

Bill Spitz of 46 Quabbin Path noted the lot next to his, Lot #16, had a huge pile of debris on it and although Mr. Gravison has recently lowered the height and seeded the pile, he now has some rocks on his lot and that side of his lot is not mowable due to the rocks from Lot #16. Mr. Gravison noted he does not believe the rocks are on Mr. Spitz property, although he readily admitted most were on the Mackie's lot behind Lot #16.

Jon Jennison of 11 Quabbin Path noted they share safety concerns and they have small issues, like their broken driveway entrance that they hope will be resolved shortly.

Scott Mackie of 24 Quabbin Path confirmed he has significant rocks and debris on his property that needs to be reduced and/or removed. He has been working to improve the abutting portion of his yard and would like to plant more trees in this area. He noted pulling the bond isn't the best option for anyone noting the amount of time and effort it would take to complete the process and contract to get the work done. He would prefer Mr. Gravison just finish the work as soon as possible this year, so the road can go for acceptance in the fall.

The Board requested Mr. Gravison return to the Board in two weeks, after Mrs. Gravison's meeting with the bank, and advise whether he believes he will be able to finish the work this year. If not, the Board will have to consider pulling the bond and completing the work.

J. Hager will provide a letter to the Gravisons noting the increased value of the retreat lots once the road is accepted as public in case this will help with the bank's consideration.

Motion: To Adjourn, S. Hughes
2nd: T. Connors
Vote: 5-0-0

Adjourned 7:55 P.M.