

Sutton Planning Board  
Minutes  
July 13, 2009

Approved \_\_\_\_\_

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

Minutes:

Motion: To approve the minutes of 6/4/09, D. Moroney

2<sup>nd</sup>: R. Largess

Vote: 3-0-1, S. Hughes abstained as he wasn't present at this meeting

Motion: To approve the minutes of 6/8/09, D. Moroney

2<sup>nd</sup>: R. Largess

Vote: 3-0-1, S. Hughes abstained as he wasn't present at this meeting

Motion: To approve the minutes of 6/22/09, S. Hughes

2<sup>nd</sup>: W. Whittier

Vote: 4-0-0

Form A Plans: None

Correspondence:

J. Hager reviewed more notable correspondence for the last two weeks including the following:

- Request for a zoning bylaw change to the retreat lot bylaw. Letter to CMRPC from Sutton Planning in support of funding the design of the Route 146 and Boston Road intersection through the Transportation Improvement Plan (TIP) as well as dedicating more money to completion of the Blackstone River Bikeway through the TIP. Site Visit report regarding pump station issues at Commerce Park. Advisory letter from Town Counsel regarding minimum lot size.
- D. Moroney summarized that he had attended a workshop meeting where potential new developers discussed the change of Leland Hill Estates from a 60 unit Continued Care Retirement Community(CCRC) to a 60 unit single family LIP project. A LIP is a Local Initiative Project, or friendly 40B, where the developers and Town work together to formulate a project that is acceptable to both parties. A minimum of 25% of units will be affordable. The main concerns were with traffic increases and new school impacts.
- The Board noted Linda Shea leaving the Town and thanked her for her highly competent service. She will be missed!

(S. Paul arrives – D. Moroney leaves the Board due to potential conflict as an abutter)

**Public Hearing – Site Plan Review & Route 146 Overlay District – A.T. Equipment, Inc. –  
81 Worcester Providence Turnpike**

R. Largess read the notice as it appeared in the Telegram & Gazette.

Dave Lavalley, RLS, of Andrews Survey & Engineering was present representing applicant Alex Topolewski and owner Butch Myers. He reviewed that Mr. Topolewski wants to continue the pre-existing nonconforming automobile sales and service use at this site, by operating an equipment sales and service business. Under the definitions section of the Zoning Bylaw, construction equipment is considered an automobile. There will be no exterior changes to the building except landscaping and signage and creating a physical connection between the two existing structures in order to comply with the current bylaw provision allowing more than two principle businesses in one structure, but not more than one principle structure on one lot. Originally Mr. Lavalley had proposed a foundation wall tying the two structures together, but as the Board and Department expressed some concerns with this proposal, they are now considering an overhead type connection.

Mr. Myers noted that there have been multiple businesses in each of the two structures on these lots for many years. He added that the current tenant, Windle Landscaping, will be cleaning up and dressing up the landscaping in front of that building and will also be bringing his sign into conformance. He also noted all the utilities on the site are run through one of the buildings. The buildings do not have independent utilities.

The Board reviewed departmental comments, and noted Mr. Topolewski will need to obtain various permits from the Fire Department. Parking spaces will be marked with concrete bumpers.

A corrected site plan will be submitted with more detailed landscaping, open space area, and several other adjustments as requested. R. Largess stressed that he sees the overhead connection as a possible opportunity to make these structures conform to the Route 146 Overlay architectural standards, perhaps in making the buildings appear more "mill like".

D. Moroney of Eight Lots Road disagreed with the overhead building connection. No one else was present to comment.

Motion: To continue the hearing to July 27, 2009 at 7:15 O.M., S. Paul  
2<sup>nd</sup>: S. Hughes  
Vote: 5-0-0

Motion: To Adjourn, S. Hughes  
2<sup>nd</sup>: S. Paul  
Vote: 5-0-0

Adjourned 8:15 P.M.