

Sutton Planning Board
Minutes
July 27, 2009

Approved _____

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

Minutes:

Motion: To approve the minutes of 7/13/09 as amended, D. Moroney

2nd: S. Hughes

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

Form A Plans: None

Correspondence:

- Puckihuddle 7/20/09: The Board reviewed a request for waiver of Site Plan Review for relocation of the Puckihuddle Preschool from the First Congregational Church on Boston Road to the former Manchaug Library at 6 Main Street in Manchaug. Alicia Hammond representing the school noted there has been widespread public discussion in various forums on this proposal, including Selectmen's meetings where the lease of the building by Puckihuddle was approved. Dave Lavalley of Andrew Survey & Engineering noted minor changes to the site including the addition of a fenced play area off the back of the building. While the Board was wholly supportive of the project, they felt as this is a significant change in activities in this village center, and the safety of children is involved, there should be a noticed forum for abutters and concerned parties to express any concerns they may have.

(S. Paul and R. Largess arrive)

Cornerstone Estates – Performance Default: J. Hager reminded the Board that back in 2007 they voted to pull the bond on this project and complete the minor remaining work to have Virginia Ave accepted as a town way. At that time the developer, Ronald Audet, appeared and assured the department that he would complete the work right away. Since that time, no work was completed, and continued efforts to contact Mr. Audet have been fruitless. Even though it is highly preferred that the Town not pull bonds, there appears to be no other course of action at this point. There is more than enough money in the bond to complete the remaining acceptance items for this roadway. The Board agreed the matter should be noticed and formally raised at an upcoming meeting in hopes of getting the acceptance ready for Fall Town meeting.

Possible Bylaw Changes – Joyce Walsh Thompson was present to ask the Board for their support of the proposed change to the retreat lot bylaw that they received at their last meeting. The changes would either grant grandfathering to all pre-existing homes on retreat lots or allow waiver of the bituminous driveway requirement with cause. After lengthy discussion and input,

July 27, 2009

Page 2

the majority of the Board felt option two, allowing waivers with cause, was more preferable than a blanket exemption.

(D. Moroney steps off the Board due to possible conflict, as he is an abutter)

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

There was continued discussion about the grandfathering of two businesses issue and the two principle structures on one lot issue.

The Board also discussed Route 146 Overlay requirements and noted while stone siding is not required, that painting of the gold building to a less dated color would be advisable.

The Planning Director will investigate whether tying the buildings together via an overhead connection creates a fire code issue and she will also research the history of uses further as well as the statute referred to by Mr. Lavalley regarding status of non-conforming uses that remain over a period of time.

Motion: To continue the hearing to August 10, 2009 at 7:25 P.M., W. Whittier

2nd: S. Hughes

Vote: 5-0-0

Motion: To Adjourn, S. Hughes

2nd: S. Paul

Vote: 5-0-0

Adjourned 8:45 P.M.