

Sutton Planning Board
Minutes
August 10, 2009

Approved _____

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

Minutes:

Motion: To approve the minutes of 7/27/09, W. Whittier

2nd: D. Moroney

Vote: 4-0-0

(R. Largess arrives)

CMRPC Alternate:

Motion: To appoint Tom Connors as the CMRPC Alternate for the upcoming year,
S. Hughes

2nd: D. Moroney

Vote: 5-0-0

Worm's Way AsBuilt: The Board reviewed correspondence related to a request for AsBuilt approval for Worm's Way on Route 146. The applicant requested a waiver from screening the dumpsters on the site. The Board stated not screening the dumpsters would be wholly inconsistent with the amazing job the applicant has done improving the rest of the site. It was also noted the Board consistently requires dumpster screening on all sites unless the dumpsters are hidden behind the building.

Motion: To approve the AsBuilt plan for Worm's Way with the addition of dumpster screening detail or relocation of the dumpsters behind the building, D. Moroney

2nd: T. Connors

Vote: 5-0-0

Filings:

Puckihuddle Preschool - Site Plan Review application 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. Acknowledged.

Verizon – Scenic Road application for selective clearing and pruning of trees between 443 and 551 Mendon Road for installation of new poles and lines. Acknowledged.

Form A Plans: None

Correspondence:

- Getty Signage- The Board reviewed a request for rebranding the Sutton Center Getty station to a BP gas station. Various sign and pump changes are proposed.

The Board made the various determinations based on the grandfathered status of the use and signage as well as the stations location in the National Historic District.

- Blue Jay Grandfathering – Having provided a liberal interpretation of the law and bylaws to even allow the original site plan filing, and having granted one extension to the Site Plan approval, and having provided a means to seek further extension that was not complied with, combined with no progress on conditions of approval, the Board decided to deny any further site plan extension requests.
- Car Custodian – The Board reviewed three letters from Car Custodian regarding signs and a propane filling location. They allowed the propane filling as an accessory use with proper permits and no future expansion of the use as described in the letter, and made various determinations with respect to signage in accordance with the bylaws.

Public Hearing – Scenic Roadway – 6 Waters Road

R. Largess read the hearing notice as it appeared in The Chronicle.

Michael and Carol Gagner were present to explain that they are putting an addition on their house and installing a new septic system. The current driveway location is at a dangerous spot on Water's Road with respect to visibility and access and they would like to create a second 15' break in the continuous stone wall along their frontage to access the addition both during and after construction. The new break will be over 100 feet from the intersection of Waters Road and Douglas Road.

The Board reviewed departmental comments. In response to a question from the Fire Chief, they confirmed while the new break may be tight at best for fire vehicles, with the proximity of the house to the street, a fire would likely only be fought from the street regardless, and the second access provides far safer access to the lot than the current driveway. Conservation Commission noted the Gagners are in a review process with them for the addition and septic.

No one was present to comment on the application.

Motion: To approve the Scenic Roadway application for Gagner at 6 Waters Road to create a 15' break as shown on the plans presented with the following conditions:

D. Moroney

1. Approval of all other applicable boards, committees, commissions and/or departments.

2. Stones that are removed shall remain on the site for reuse.

2nd: S. Hughes

The Chairman interjected thanks to the Gagners for following the correct permitting procedures for the work they are doing.

Vote: 5-0-0

Motion: To close the public hearing, S. Hughes

2nd: W. Whittier

Vote: 5-0-0

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

The Board reviewed correspondence requesting a continuance of the hearing. No one was present to comment.

Motion: To continue the hearing to August 24, 2009 at 7:50 P.M., S. Hughes
2nd: W. Whittier
Vote: 5-0-0

General Business (Cont.):

Proposed Bylaw Changes:

The Board discussed possible bylaw changes for Fall Town Meeting and decided to proceed with the following:

1. Allow more than one principle use on a lot in more than one principle structures; 2. Amend the definition of structure; 3. Signs shall be referred to Planning Board/Dept for approval 4. Sign regs apply to replaced signage as well; 5. site plan review for a change in use in a structure OR ON A LOT; 6. Wellhead protection district changes.

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

Adjourned 8:35 P.M.