

Sutton Planning Board
Minutes
January 11, 2010

Approved _____

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

Form A Plans: None

Minutes

Motion: To approve the minutes of 12/12/09, D. Moroney
2nd: S. Paul
Vote: 3-0-0

New State Acres AsBuilt Approval

Motion: To approve the AsBuilt plans for New State Acres, D. Moroney
2nd: S. Paul
Vote: 3-0-0

Endorse Dusak Covenant and Plans – Tabled to next meeting.

Forest Edge Surety Extension- Blackstone Street

J. Hager explained that surety is being held on this project to ensure the completion of water and sewer lines , roadway infrastructure and sidewalk, street trees and slope stabilization. The performance deadline for completion of this work has passed and the agreement needs to be extended. The usual process is to have the Town's consulting engineer, in this case Maguire Group, go out and do a revised bond estimate of what work remains at which time the applicant appears at a Board meeting and tells the Board how long he thinks it will take to complete the work. The Board may grant any length of time, but general does not go over two years in order to keep abreast of each development.

(R. Largess and S. Hughes arrive)

In this particular case Mr. Bruce has requested that Maguire Group NOT be the engineer for this bond estimate of going forward. Upon questioning it was discovered Mr. Bruce has filed suit against contractor on the site for the quality of work. Maguire Group had approved this work. The other engineering firm that does work for the Town is Graves Engineering. Mr. Bruce has assented to Graves knowing he will need to pay their bills and they will need some additional time to be brought up to speed on the project.

Abutters were notified of the extension request to ascertain whether they had additional concerns about the bonded work. There was discussion about building rights and the process, but no particular concerns were expressed.

Motion: To allow Mr. Bruce to utilize Graves Engineering as his peer review engineer,
D. Moroney
2nd: S. Paul
Vote: 3-0-2, S. Hughes and R. Largess abstaining as they did not hear all discussion

Correspondence:

Atlas Box Signage –

Kevin LaDuke of Sunshine Sign was present to show the Board four possible versions of the Atlas Box main sign. He showed the Board photos of EMC's sign and explained EMC is one of Atlas' biggest customers. Mr. Mahassel, the president of Atlas, really likes their signage and the corporate colors at the top and base of the sign and wants his sign to be similar. Mr. LaDuke reviewed the sign construction including the halo lighting around the company logo.

It was noted the residents of the Town established a Route 146 overlay bylaw that clearly calls for motifs and materials in architecture and signage that "speak" of the Blackstone Valley. The majority of the Board prefers the stone look base sign.

The question was raised about other signage on the roadway that appear not to comply. The Route 146 Overlay bylaw was put in place only a few years ago. Very little new signage has been approved since the bylaw was put in place. Most signs undertaken since the bylaw was enacted are replacements like Danko Dentistry. In these cases the Board tries to work with the existing sign structure and integrate elements of the bylaw. The owner of this site had to repaint the sign supports and (if he hasn't already) is putting in a stone veneer planting box at the base of the sign. Additionally, the tenant had to reverse their color scheme to eliminate a proposed translucent white background on their panel. The point is, it is the Board's job to attempt to make each new sign conform as much as possible to the bylaw the residents have put in place.

The Board noted that Atlas Box is a high quality business that will be a landmark on Route 146 and that makes it even more important that the site showcase the principles of the bylaw.

While the Board thoroughly understands how much capital has gone into the project, the sign base is less than 50 s.f. total, creating an extremely minor price differential especially noting the cost of the overall project and the amount of money the town has worked to recoup for Atlas. The Board feels the minor adjustment they have required in no way takes away from the clear corporate image the sign projects.

Motion: To approve the sign design for Atlas box that employs the stone look base to be completed by June 1, 2010, R. Largess
2nd: S. Paul
Vote: 4-0-1, S. Hughes abstaining due to a work conflict

Ethics Training – J. Hager reminded the Board per a new state requirement they must take an online ethics training course/quiz by April. She provided the Board with information and the website address. It was noted the test cannot really be failed as the point is to educate employees and officials, not punish them in any way.

Motion: To Adjourn, S. Hughes
2nd: R. Largess
Vote: 5-0-0

Adjourned 8:10 P.M.