

**Sutton Planning Board
Minutes
May 24, 2010**

Approved _____

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

Form A Plans: None

Minutes

Motion: To approve the minutes of 5/10/10, T. Connors
2nd: S. Paul
Vote: 3-0-2, R. Largess & D. Moroney abstained as they weren't present

National Grid AsBuilt Approval – The Board reviewed correspondence From Steve Baker at Maguire Group.

Motion: To approve the AsBuilt plan for National Grid, T. Connors
2nd: S. Paul
Vote: 5-0-0

Woodburyville Bond – J. Hager reminded the Board that some time ago they has sent correspondence to Attorney Antonellis representing Mr. John Magill. The correspondence noted that despite a legal arrangement between his client and the Woodburyville Condo Association, the Planning Board still considered him responsible for the bond contract he executed with the Town. It was noted there is remaining catch basin work that needs to be completed. No response has been received from this correspondence sent last year. While the Board did not like the idea of pulling a bond for such a minor issue, they felt the need to protect the Town's interests.

Motion: To begin the formal process of pulling the bond to complete remaining bonded work, R. Largess
2nd: S. Paul
Vote: 5-0-0

Stonegates Site Plan Review Waiver Request –

Dave Lavalley, RLS from Andrews Survey & Engineering, was present to discuss Stonegates moving from 5 Harback Road to 199 Worcester Providence Turnpike. This site is the previous Verizon maintenance building. The business manufactures marble countertops and landscaping hardscapes.

The Planning Director noted the site is surrounded by only other businesses. She also noted this isn't a new business to the Town. Mr. Lavalley showed the Board a preliminary site plan. The Board had numerous questions about square footage, etc. that Mr. Lavalley could not answer as he had only has the chance to meet briefly with his potential client. The Board felt it was important to be consistent. It was noted that a hearing was required for AT Equipment and other similar re-use and renovations. Particularly where this proposal is a change of use with possibly two businesses, a public hearing should also be held for this project.

The Board noted more information needs to be included in/with this plan. They stressed that applicant should come in expecting to meet the full standards of Site Plan Review and only ask for absolutely necessary waivers. They should not come in expecting waivers.

Correspondence/Issues:

CMRPC Annual Dinner – Two of the members want to attend this dinner.

Leland Hill Estates – The Board reviewed the Planning Director's latest comments on the most recent Leland Hill LIP revision.

Other – Town Retreat Lot - The Board got a brief preview of the Town of Sutton Retreat lot filing for the proposed wireless tower site off Eight Lots Road.

Permit Expirations – J. Hager discussed a conversation with Counsel about how to handle permits that have expired without a request for extension, like Hair Inc. It was noted the Board needs to put their practice of requiring a request to extend prior to permit expiration right in the bylaws. A permit expiration date or period should also be added to each permit. In the meantime, a hearing can be held to specifically extend the permits as opposed to going through an entirely new process IF there are no significant changes in the regulations that would affect the previous approval. The Board agreed to let Hair Inc. undergo this type of hearing, particularly as they did get other extensions. S. Paul added that for permits that have expired, the applicant should have to present, and the Board should carefully consider, whether the permitted use is still relevant and whether the project still in the best interest of the Town.

Atlas Box Sign – S. Hughes asked about the sign base for Atlas Box not being constructed yet. J. Hager noted they said it would be done in June. S. Hughes asked what they can do for enforcement. J. Hager noted the Board has the ultimate enforcement tool of not signing off on occupancy if permit requirements are not met.

Motion: To Adjourn, T. Connors
2nd: R. Largess
Vote: 5-0-0

Adjourned 7:40 P.M.