

**Sutton Planning Board  
Minutes  
June 7, 2010**

Approved \_\_\_\_\_

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

**General Business**

**Form A Plans:**

81X – Bickford/Bousquet – Main Street Manchaug: This plan shows existing ownership of land after the Mumford River was relocated in the 1930s or 40s.

Motion: To endorse the 81X plan dated 8/17/09, D. Moroney

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

Vote: 4-0-0

**Filing – Stonegates – 75 W/P Turnpike:** The Board acknowledged the legal filing of this application to relocate Stonegates, a granite countertop and hardscapes manufacturing business, from 5 Harback Road to 75 W/P Turnpike, the former Verizon building.

(R. Largess arrives)

**Dusak Covenant and Plan Endorsement:** J. Hager noted all outstanding bills have been paid for this project and the covenant and plans are ready to be endorsed.

Motion: To endorse the covenant and plans for Dusak Estates definitive subdivision off Dudley Road, S. Hughes

2<sup>nd</sup>: D. Moroney

Vote: 5-0-0

(S. Paul arrives)

**301 Boston Road. Subdivision Discussion:** T.A. King was present to ask the Board's opinion on whether it would be possible to create an additional house lot from property owned by the Estate of Helen Ordnung off Dudley Drive. The Board noted Mr. King should consult the subdivision regulations and similar roadways like LaPlante Way off McClellan Road, and then approach the Board with an application with appropriate waiver requests. D. Lavallee noted that there is an approved subdivision plan for this property from the 1960s. He noted one of the lots was built on, so the plan should not have expired. J. Hager noted she would need to see the recorded plan and review related records to determine if there was any retained right to build on the remaining land.

**Woodburyville Bond Default Discussion**

Attorney Antonellis was present representing Mr. John Magill. Mary Riordan was present from the Woodburyville Condominium Association. Attorney Antonellis stated his client executed a settlement agreement with the Woodburyville Condo Association turning over the responsibility for completion of bonding items to them. He noted with permission, his client will make remaining catch basin repairs, but the Association will be billed. The Planning Director noted that despite his settlement with the Association, as the Town was not a party

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to this agreement, the Town still considers his client responsible for the remaining bonded work via the bond agreement he executed with the Town. Attorney Antonellis asked for a month to try to work with the Association to resolve this issue.

Mary Riordan stated she did not have a copy of the settlement agreement that Attorney Antonellis was referencing. She expressed safety concerns with the catch basin conditions, but noted the Association does not want Mr. Magill's workers back on site as they did not notify Dig Safe the last time they were on site and were digging right on top of utilities.

Jeff Walsh from Graves Engineering will be re-inspecting the basins while he is out in the area on other work and will report back shortly on whether there has been any change in the condition of the basins from what was reported last year.

The Board will allow one month, until their July 12<sup>th</sup> meeting, for the issue to either be resolved or for Attorney Antonellis to return to the Board and explain when resolution will be reached. J. Hager noted unlike the last few repairs, any crews that complete these repairs need to notify the Town so the work can be inspected while in progress

### **Minutes**

Motion: To approve the minutes of 5/24/10 as amended, S. Hughes

2<sup>nd</sup>: T. Connors

Vote: 5-0-1, W. Whittier abstained as he wasn't present

### **Correspondence/Issues:**

Atlas Box Sign – S. Hughes asked again about the sign base for Atlas Box not being constructed yet and asked what is being done for enforcement. J. Hager noted there is no actual deadline in the permit, Masiello just stated they intended to have it done in June. She reiterated that the Board has the ultimate enforcement tool of not signing off on occupancy if permit requirements are not met. She also noted their AsBuilt approval request was pulled off the agenda until this issue is resolved. Mr. Hughes expressed extreme frustration with the Company's lack of action on the sign as well as site plan violations, including parking on the lawn and the pallet mess, at their Providence Road site. J. Hager stated she can ask the Building Commission to do enforcement on Providence Road but doubted he would want to as the new site is being built to resolve these issues. Mr. Hughes stated he did not feel the staff and Board reaction to these issues was adequate.

Motion: To Adjourn, T. Connors

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

Vote: 6-0-0

Adjourned 7:42 P.M.