

Sutton Planning Board
July 12, 2010
Minutes

Approved _____

Present: T. Connors, R. Largess, W. Whittier
Staff: J. Hager, Planning Director

General Business:

Form A Plans - No Form A Plans.

Minutes

Motion: To approve the minutes of 6/21/10 as amended, R. Largess
2nd: W. Whittier
Vote: 3-0-0

Master Plan Discussion

The Planning Director briefly discussed the Board of Selectmen goal to update the Master Plan. Under MGL the Planning Board is the authority that is actually empowered with this duty. The last Master Plan was completed in 1992. Numerous plans and studies have been completed over the last ten years that combined nearly amount to a full Master Plan. The Planning Department has just completed tabulating a survey sent to every household in Sutton that will be used to update the Open Space and Rec. Plan as well as for input on the Master Plan Update.

Motion: To commence the Master Plan update by completing the Open Space and Rec. Plan Update, R. Largess
2nd: W. Whittier
Vote: 3-0-0

Lackey Dam Bond Extension/Reduction

The Board reviewed correspondence from Graves Engineering noting that once estimates provided by Mr. Tetreault are adjusted for prevailing wage and contingency is added to cover inflation and administration, the current bond is actually a bit short.

Motion: To notify Mr. Tetreault that no bond reduction may be granted at this time,
W. Whittier
2nd: R. Largess
Vote: 3-0-0

Bridle Path Covenant Extension

Lori Funari was present to request that the Board allow the additional three months they were originally going to grant to allow Funari Development to try to work out title issues that have stalled commencement of construction on this 37 lot subdivision. She restated how much time, effort and funds have gone into this project.

The Board read correspondence from Attorney Keenan on behalf of his clients the O'Sheas, who own the property. They have requested the subdivision be rescinded as they are being taxed based on all 37 buildable lots and cannot afford these taxes.

It was noted, as the landowner, they have the legal right to request their land be reverted back to its original state. The Board will schedule the public hearing, at which time the Funaris can make the argument for why they feel the subdivision should not be rescinded.

The hearing will tentatively be scheduled for August 9th at 7:30 PM.

Woodburyville Bond

Attorney Antonellis was present to update the Board on the status of the bonding issue as promised.

J. Hager noted that Mary Riordan from the Association could not be present but noted that she stated the Association is still open to letting a contractor on site to fix the catch basin, they just don't want it to be John Magill's crew.

Attorney Antonellis stated that he spoke with the attorney for the Association and understood he was going to advise them that the Association actually needs to complete the remaining catch basin repair. He hasn't heard anything since this initial communication.

T. Connors noted the fact that the Town was not a party to the agreement that Magill entered into with the Association has placed the Town in a bad position. The Board's only interest is that the bonded work be completed.

Attorney Antonellis suggested the Board send his client another letter with a performance deadline, and he will forward it to the Association with his clients legal position to try to spur resolution of the issue.

Correspondence/Other

- Associate Member Discussion- The Board requested that the two people currently interested come into the next meeting to speak with the Board. They also requested that the Planner confirm the opening was posted if it needs to be.

Public Hearing – Town of Sutton Retreat Lot – 150 Town Farm Road

R. Largess read the notice as it appeared in The Chronicle. It was noted there is not a quorum to hold the hearing. No discussion can take place.

Motion: To continue the public hearing to August 9th at 7:45 PM, R. Largess
2nd: W. Whittier
Vote: 4-0-0

Public Hearing – Hair Inc. Permit Modification

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

Sandra Roy explained why she was unable to utilize her Site Plan Approval permit to date. She noted that she had obtained an extension of the Order of Conditions and thought that was the only permit she needed to extend.

No one was present to comment.

Motion: To modify the permit to extend it for one year, W. Whittier
2nd: R. Largess
Vote: 3-0-0

Motion: To close the public hearing, W. Whittier
2nd: R. Largess
Vote: 3-0-0

Motion: To Adjourn, W. Whittier
2nd: R. Largess
Vote: 4-0-0

Adjourned 7:54 PM