

**Sutton Planning Board**  
**August 9, 2010**  
**Minutes**

Approved \_\_\_\_\_

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

**General Business:**

The Chairman welcomed Jon Anderson to the Board as the new Associate member.

Form A Plans - No Form A Plans.

Minutes

Motion: To approve the minutes of 7/26/10, W. Whittier  
2<sup>nd</sup>: S. Paul  
Vote: 2-0-3, T. Connors, D. Moroney, and J. Anderson abstained as they weren't present

(R. Largess arrives)

Filing – Stone Crushers Transmission – 5 Harback Road– The Board acknowledged the legal filing of this application.

Correspondence/Other

Master Plan – S. Paul and T. Connors volunteered to serve on the Master Plan Committee.

Filing – A filing was submitted for an accessory apartment at 92 Hartness Road. The Board acknowledged the filing contingent on the Planning Director confirming it is complete.

Proposed Bylaw Discussion

The Board discussed possible bylaws to take to fall town meeting including various adjustments to the sign bylaw and the extension process for Site Plan and Special Permits.

(W. Whittier and T. Connors step off the Board due to conflict as a land owner and an abutter)

**Public Hearing (Cont.) – Retreat Lot – Town of Sutton – Town Farm Road**

D. Lavallee was present from Andrews Survey & Engineering to review this proposed retreat lot off Town Farm Road. The lot is likely to house a cell tower.

The Board reviewed departmental comments. No one was present to comment.

Motion: To grant the Special Permit for this retreat lot with the following condition:  
R. Largess

1. Approval of all other local, state and federal departments, boards and  
commissions  
2<sup>nd</sup>: D. Moroney  
Vote: 4-0-0

Motion: To close the public hearing, S. Paul  
R. Largess  
2<sup>nd</sup>: D. Moroney  
Vote: 4-0-0

(W. Whittier and T. Connors returned to the Board)

Motion: To Adjourn, R. Largess  
2<sup>nd</sup>: W. Whittier  
Vote: 6-0-0

Adjourned 8:00 PM