

**Sutton Planning Board**  
**November 8, 2010**  
**Minutes**

Approved \_\_\_\_\_

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

**General Business:**

Form A Plans -

Motion: To endorse the Form A plan for Wence showing conveyance of land from one parcel to another on Dodge Hill Road dated 10/27/10. No new lots were created. The Board required the addition of language to one of the lots that it complies with upland and regularity factor regulations, S. Paul  
2<sup>nd</sup>: R. Largess  
Vote: 6-0-0

Minutes

Motion: To approve the minutes of 10/04/10, W. Whittier  
2<sup>nd</sup>: R. Largess  
Vote: 6-0-0

Withdrawal of application – Accessory Apartment 92 Hartness Road – DuBois – The applicant indicated they intend to make substantial revisions to their application, but are not ready to proceed at this time.

Motion: To allow the withdrawal of this application without prejudice, S. Paul  
2<sup>nd</sup>: W. Whittier  
Vote: 6-0-0

Stockwell Hollow Extension – It was noted the applicant requested a two year extension, however the 8 year grandfathering on this project runs out on 11/03/11. It is unclear whether the Act enacted by the Governor also extends the 8 year period written in law, but likely it only applies to actual decisions made in accordance with the law, not the law itself.

Motion: To grant an extension of the Stockwell Hollow two lot subdivision off Eight Lots Road to 11/03/11, D. Moroney  
2<sup>nd</sup>: S. Paul  
Vote: 6-0-0

Site Plan Review Waiver Request – High School/Middle School – The Board reviewed a request from Town Administrator, James Smith, requesting waiver of site plan review on the High School Middle School Project noting the extensive public process it has already undergone to date. He offered a presentation by the architect. S. Paul noted as a fairly informed resident, he has never seen renderings or a site plan for the proposal, and suspected that unless you followed School Committee Meetings you would not be familiar with the proposal. R. Largess noted the Board are gatekeepers of the public process and even if it's a Town project, like the Fire Stations reviews, there should be at least some public notice as well as notice to direct abutters to the

proposal. The Board said they would entertain the request after the presentation with notice to direct abutters and a minimum of notice on local access.

Atlas Box – AsBuilt Approval – The Board reviewed correspondence from Art Mahassel regarding the sign base, Jeff Walsh of Graves Engineering regarding a few minor issues on the site, and Brian Milisci of Whitman & Bingham responding to Jeff Walsh.

Motion: To grant AsBuilt approval with the following conditions: D. Moroney

1. The sign base will be installed no later than two weeks from the date of roadway completion which is anticipated by week's end.
2. The front basin will be monitored through the wet season and adjustments made as agreed if any issues occur
3. The stockpile of materials in the area of the future addition may remain, but must remain stabilized

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

Vote: 6-0-0

Master Plan Committee Appointments – The Board reviewed a letter from the Town Administrator suggesting a list of individuals to serve on the Master Plan Committee. The list included members of the Planning Board, Selectmen, Conservation Commission, Recreation Commission, Historic Society as well as a few residents at large. He also included a scope of work for the Town to hire a consultant to assist in the process, and requested the Board review the scope to insure they agree. The Planning Director noted the scope outlines all elements that are required by law as well as meeting attendance, etc. It was stressed that this Committee will not make all decision, but they will shepherd the public process, assist through providing input, and in drafting sections of the Plan. S. Paul suggested that these members should be involved in the selection process for the consultant as they will have to work with the consultant.

Motion: To appoint 12 members to the Master Plan Committee as suggested by the Town Administrator and named in his letter dated November 2, 2010, R. Largess

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

Vote: 6-0-0

#### Correspondence/Other

The Board re-signed a plan and covenant they had previously endorsed for a retreat lot on Torrey Road. The original applicant was unable to secure a signature on the covenant from her mortgage company and that, among other things, resulted in her having to sell the property or lose it. The new owners are listed on the new covenant.

#### Public Hearing (Cont.) - Bridle Path Recission

J. Hager explained that land owner Mr. O'Shea wanted to go on record as having agreed to an extension of the period of time given to work out a general disagreement between himself and the developer, NOT an extension of the Covenant. Regardless, the Covenant has been extended to 2012. The Board reviewed a letter from his attorney, Peter Keenan, requesting a further extension of the hearing. Mr. O'Shea noted that despite the developer having agreed to meet, they have not, and have since filed suit against he and his wife. The Board requested the Planning Director contact Counsel to make sure the Town is not getting into a tight spot stuck between these two parties.

Motion: To continue the public hearing to 12/6/11 at 7:15 PM, W. Whittier

2<sup>nd</sup>: S. Paul

Vote: 5-1-0, R. Largess opposed as he felt the continuance should have been scheduled on 11/22 to keep close tabs on the process and expedite resolution

Motion: To Adjourn, R. Largess

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

Vote: 6-0-0

Adjourned 8:53 PM