

Sutton Planning Board
November 22, 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 - No Form A Plans

Minutes

Motion: To approve the minutes of 11/08/10, D. Moroney
2nd: W. Whittier
Vote: 5-0-0

(R. Largess arrives)

Commerce Park Bond Reduction and Extension – The Board reviewed various e-mails between the Planning Director, Mr. Coull, Jeff Walsh of Graves Engineering and the Highway Superintendent regarding guardrails and the bond in general. The Board also reviewed a mortgage foreclosure notice for the Park noting the property will be auctioned on 12/7/10. Noting very little if any of the bonded work can be done at this time of year, the Board decided they should wait to see what happens at the auction with the understanding that if a new party owns the Park they will have to post new surety right away and if Mr. Coull retains the Park, the Board will continue to work with him to complete remaining work ASAP..

Motion: To table action on the surety for the Park until after the auction, D. Moroney
2nd: S. Paul
Vote: 6-0-0

Stockwell Hollow Extension – Typo, this surety was extended at the last meeting.

Correspondence/Other: The Board was introduced to the likely new owner of the Villas, Mr. John Burns of Black Brook Realty Corp. of Hopkinton. Black Brook has a signed purchase and sale agreement with East West Bank that they hope will be final by the end of the year. Mr. Burns noted he has been in contact with the Trustees from the Villas, has established good communications with them, and feels he understands their concerns. He noted he is the developer of the 200 unit Brierly Pond project in Millbury, and unlike many other developers, he has actually sold 18 homes this year. In 26 years in construction he has never defaulted on any surety. He will likely establish a tri-party agreement with Middlesex Savings and the Town to secure Phase II and subsequently Phase III. He does not anticipate changing the exterior design of the buildings in any way. S. Paul had some concerns about a tri-party agreement and will want to understand why this type of surety is now recommended when the Town has had issues with them in the past.

Steven's Pond Pre-filing Meeting – Reservoir Avenue

Norman Gamache from Guerriere & Halnon was present with a revised proposal for development of the land off the end of Reservoir Ave that surrounds the water tank and extends to Steven's Pond and Duval Road.

Mr. Gamache noted while the Board has seen other proposals for the land, it still remains in the same ownership but the plan has been revised noting difficulties and expense with bringing the roadway all the way through to Duval Road. Otherwise, the proposal still keeps units away from the shores of Steven's Pond and contains a mix of single family and multifamily units. The proposal shows 12 single family homes in the Village District and 30 condominiums in ten - three unit buildings in the Rural Residential District.

Mr. Gamache met with department heads for their preliminary input. The main concern was the safety at the intersection of Manchaug Road and Reservoir Avenue. The developer is currently proposing a light at this intersection to mitigate these concerns. The light would remain green on Manchaug Road unless a car approaches on Reservoir Avenue. The light will also be equipped with an Opticom receiver so the Fire Department can change the light to have immediate access from their driveways across the street.

The current configuration shows about 6 acres of building and 27 acres of open space. The project will be served by public water and sewer.

The roadway is proposed to be 24' wide with and 18' paved emergency access connection, not gated. The road will be 750' long to where it splits. The roads from this point south through the project will remain private. The majority of the Board agreed a waiver from the 500' dead end regulation would be possible if the safety department heads do not have a problem with this road length.

Public Meeting - Sutton High School/Middle School

John Winikur, Project Manager from Strategic Building Solutions (SBS) and Vince Dube, Architect from Flansburg Associates were present to review the proposed school site with the Board. They noted they have been in design since June and have had over a dozen public meetings with the School Building Committee and School Committee.

Mr. Dube reviewed the plan with the Board. The project consists of demolition of the high school and majority of the middle school. The Romasco gym and surrounding core building will be retained. The core will be renovated and additions added to serve as the new two story middle school/high school complex. Very little changes are proposed to the site as these costs are not reimbursable from the State. A re-arrangement of the fields is anticipated, but the total number of fields is not likely to increase as the site is so limited. Parking is being increased by 106 spaces.

The current timing of the project is Spring 2011 construction start with students housed in numerous portable classrooms on the site so renovations can take place in and around the existing structure. The new building should be fully ready to be occupied by Fall of 2014.

The Planning Director noted that the design team should make sure new street trees are planted far enough back from utility lines so that they are not maimed by the utility companies. R. Largess noted that the project should include maintenance and repair of the stone wall along Boston Road consistent with what has been required on other construction projects.

Motion: To waive Site Plan Review for the school project, D. Moroney
2nd: S. Paul

Perry Briggs of 4 Merriam Lane expressed concerns with drainage on and also coming off the site which he feels is a result of lack of maintenance on a drain pipe that runs from near the elementary school entrance out to Boston Road near Merriam Lane.

Robert Nunnemacher of 24 Singletary Avenue shared Mr. Perry's drainage concerns, and also expressed concerns with fire vehicle access and ease of snow plowing and stacking. He also wondered why the 14 to 15 acres at the southern end of this site weren't investigated for field sites.

The majority of the Board noted per the bylaw that the school project and all town projects should undergo the same review process as every other project as per the bylaws, and that they would be setting a poor standard to do otherwise.

The Board discussed whether the motion to waive Site Plan Review was appropriate noting precedent and concerns that have been expressed. Motion and second to waive Site Plan Review withdrawn by S. Paul and D. Moroney.

The majority of the Board agreed a letter should be sent to the School Building Committee requesting evaluation of the site plan vs. bylaw standards and also addressing the concerns that have been expressed as follows:

- Trees along Boston Road and Putnam Hill Road need to be located far enough from any above ground utility wires to ensure they will not need to be disfigured by utility pruning and/or removed as they mature.
- The stone wall along the Boston Road property line should be cleaned of vines and weeds and repaired, maintaining the historic style of dry-laid farm rubble wall.
- Drainage concerns in altered sports field locations should be evaluated, including location and maintenance of a drainage pipe that extends from Boston Road through the property toward the elementary school entrance.
- Parking lots and circulation drives should be designed with turning radii and geometry that can accommodate necessary maintenance and safety vehicle equipment. Areas should be available for snow storage. Consideration should be given to what type of curbing/definition between parking lots and landscaped areas is most appropriate considering the site maintenance needs.

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- The fire vehicle access route should be able to accommodate the weight and size of possible response vehicles.
- Landscaping is required and encouraged, but should take into account site maintenance requirements and long term health of plantings, particularly inside of parking lots.

The issue of the non-compliant internally illuminated signs was again raised, but not necessarily to be addressed in this forum.

Motion: To Adjourn, S. Paul

2nd: D. Moroney

Vote: 6-0-0

Adjourned 9:23 PM