

Sutton Planning Board
February 28, 2011
Minutes

Approved _____

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

General Business:

Minutes

Motion: To approve the minutes of 2/3/11 as corrected, S. Paul
2nd: D. Moroney
Vote: 4-0-0

(R. Largess arrives)

Form A Plans

Motion: To endorse the Form A plan for Fisher & Scanlon on Bond Hollow dated 2/14/11 showing the combining of lots 4R and 5R, eliminating a retreat lot (5R), S. Paul
2nd: D. Moroney
Vote: 4-0-1, R. Largess abstains as he wasn't present for the entire discussion

Motion: To endorse the Form A plan for Girard on Boston and Burbank Roads dated 12/6/11 showing a correction and adjustment to two existing lots, D. Moroney
2nd: W. Whittier
Vote: 5-0-0

Filings: The Board acknowledged the legal filing of an application to create an accessory apartment at 458 Boston Road.

Villas Bond – Planning Director J. Hager updated the Board that the Selectmen will endorse the bond release for Phase II at their meeting on Tuesday and then it will be forwarded to Counsel who will exchange it for the surety check endorsed to Black Brook. The Board endorsed the surety agreement with Black Brook and Middlesex Savings for the full amount of the construction estimate. This agreement will be reduced in the near future and this reduced tri-party agreement in addition to a cash bond for a portion of the \$199,999 bond payout will put in place as surety through the end of construction on Phase II.

Correspondence/Other: The Planning Director reminded the Board that there is a citizen planner training at Holy Cross on March 19th if they wish to attend.

Proposed Bylaw Changes

J. Hager explained that she recommends the Board bring four flood plain bylaw changes to spring town meeting. In accordance with correspondence from the Executive Office of Energy and Environmental Affairs (EOEEA), in order for Sutton residents to retain flood insurance, Sutton's bylaws must be updated to reference the most recent version of flood maps that were updated over the past year.

Noting the spring town meeting is traditionally a financial town meeting as opposed to the fall zoning town meeting which is zoning, the Board decided they would send only these articles and hold any others until fall.

43D Work Update

The Planning Director updated the Board on progress of the four projects that were funded with 43D expedited permitting funding from the state:

GIS system: The town obtained a grant for ESRI Geographic Information System (GIS) software, maintenance and training. We participated with numerous towns in a new aerial flight last year and received high resolution orthophotos of the town. We have contracted with Fugro-Earthdata to produce the stereo pairs from their flight data for use by Axis Geospatial who have been contracted to produce two foot contours for the whole town as well as limited planimetrics like the location of buildings town-wide.

Sewer Study: The towns of Sutton and Northbridge contracted with Graves Engineering to do a study of what it would take to hook in the area of Northbridge near the Walmart into Sutton's South Sutton wastewater plant. This study is complete including an inventory of necessary infrastructure, upgrades, and cost estimates.

East Side Road Study: The towns of Sutton and Northbridge contracted with CMRPC to do a study of possible layouts for a parallel access road to Route 146 north running from Main Street in Northbridge to Lackey Dam Road in Uxbridge. Landowners in the area were consulted for input, an assessment of infrastructure, terrain, and existing land use was conducted. Recently five alternatives were presented in an open meeting with direct notice to all landowners in the area. Input from this meeting will be folded in with work already completed to produce a final study for use in future funding efforts for a roadway that would open up this acreage for development for Northbridge, Sutton and Uxbridge.

West Side Definitive Plan: The towns of Sutton, Douglas and Northbridge contracted with Guerriere & Halnon to formulate a definitive subdivision plan for submission and approval in all three towns. This roadway would be a parallel access road to Route 146 south and would open up approximately 400 acres for development in Sutton and Douglas. There have been extensive meetings with landowners who have provided input throughout the process. It is expected these plans will be filed no later than May.

Master Plan Update

The Planning Director updated the Board on the progress of the Master Plan. She noted the first meeting of the core committee had been held earlier in February and provided a brief overview of what occurred in the meeting. The next meeting will be March 9th. It was noted that there is still need for a representative from Manchaug who has history in this village. She noted she would also recommend a member of the Historic Commission and Finance Committee be on the

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core committee. The Board concurred and asked that a memo be sent to these groups requesting a representative be provided.

Motion: To Adjourn, R. Largess

2nd: W. Whittier

Vote: 6-0-0

Adjourned 7:40 PM