

Sutton Planning Board
May 23, 2011
Minutes

Approved _____

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

General Business:

Minutes

Motion: To approve minutes of 5/9/11, R. Largess
2nd: D. Moroney
Vote: 5-0-0

Form A Plans None

Correspondence/Other:

- The Board reviewed a letter from the Council on Aging Director, Michelle Edelstein asking for a Waiver of Site Plan Review for a 400 s.f. food pantry addition to the Senior Center. Wayne Whittier noted he read the bylaws and feels because the addition is less than 25% of the existing floor area (5,000 s.f. +) and no new uses are being introduced as the food pantry has always been there, that Site Plan Review is not required. The Board unanimously agreed.
- The Board reviewed correspondence from Jon Bruce, developer of Forest Edge off Blackstone Street, regarding surety for this project. While the Board emphatically agreed that Mr. Bruce has been very transparent and responsive, they stated they can not accept what he is proposing for surety as it does not protect the Town continuously. They noted in these times there is no guarantee who will fall on tough times and they can not risk that residents of the area will be left unprotected. They requested the Planning Director draft a letter to Mr. Bruce suggesting he seek an insurance bond as it is usually least expensive.
- The Board review an e-mail from EosolAmericas regarding a potential solar installation at Star of the East on Dewitt Road. They noted their concerns here would be the same as at Eight Lots. However, they noted this site has an advantage as it appears the use can be isolated so it won't be visible from area roadways. They cautioned that recent aerials appear to show a void between the project area and residents along West Millbury Road so the proponent needs to make sure to maintain a significant buffer to them. Other than visibility their main concern is what happens when/if the technology becomes obsolete or is no longer in use, what type of surety can be proposed to dismantle the facility and re-vegetate with some type of stable ground cover? They also had concerns about the condition of area roadways, particularly Dewitt that is narrow and not in great shape and what will happen to it if you truck in tons of gravel for a base for the panels. They suggested, like Eight Lots, that the proponent may want to contact abutters who may be effected so they know where they stand prior to a filing.

Motion: To adjourn, W. Whittier
2nd: R. Largess
Vote: 5-0-0

Adjourned 7:18 PM