

Sutton Planning Board
June 20, 2011
Minutes

Approved _____

Present: R. Largess, S. Paul(Acting Chairman), D. Moroney, W. Whittier, J. Anderson
Staff: J. Hager, Planning Director

General Business:

Minutes

Motion: To approve minutes of 5/23/11, D. Moroney
2nd: J. Anderson
Vote: 3-0-1, S. Paul abstained as he wasn't present

Form A Plans

Linder – Century Farm Road

Motion: To approve the Form A Plan for Linder on Century Farm Road dated 6/6/11 showing no new building lots, S. Paul
2nd: D. Moroney
Vote: 4-0-0

(R. Largess arrives)

Correspondence/Other:

- J. Hager reminded the Board about the West Side Connector Road that the towns of Douglas, Northbridge and Sutton have been working to design with 43D funding. She stated this definitive plan connecting Whitins Road/Main Street in Sutton/Northbridge to Lackey Dam Road in Douglas will be ready to file shortly. As this is a town project she requested the Board formally vote to waive all filing fees. She also asked whether the Board will require peer review of the plans even though the towns have contracted to have Guerriere & Halnon prepare the plans in full compliance with the bylaws for the towns of Douglas and Sutton.

Motion: To waive all definitive plan review fees, but still require a full hearing process,
D. Moroney
2nd: W. Whittier
Vote: 5-0-0

The Board agreed they should be consistent and have Graves at least do a cursory review of the plans to make sure everything is in compliance.

- J. Hager reviewed an e-mail from Roger Raymond of Sutton Schools asking if an upgrade of the main sign to a LED message board would be possible. While state law says educational uses can not be prohibited but only reasonably regulated, is this signage is an integral part of the education use? what constitutes reasonable regulation? The Board noted the complaints received about internal illumination of the existing signs in the residential district and agreed any proposed sign changes should go through a public hearing at which time the Board will decide if the proposed signage is reasonable.

- The Board received an e-mail about regulation of commercial vehicles in the residential district. How many commercial vehicles with company names on them can be located on a residential parcel? Unregistered vehicles are restricted to two and their location on the lot is restricted. The regulations for a Home Business Special Permit specify where commercial vehicles related to the home business can be located and how many can be on the lot. The Bylaw does not address however what happens when a person drives a company vehicle to and from work, and beyond this vehicle, if they may also house other work related vehicles on their residential lot. The Board discussed numerous cases where regulation of this activity would cause serious issues. They felt the question may have come out of a neighbor dispute. They asked the Planning Director to see if other towns in the area regulate this issue, but stated that they will not likely formulate an article as a Board. They noted the Planning Director should advise the concerned resident about the process to bring a petition forward to town meeting if they feel strongly about the issue.

Motion: To adjourn, D. Moroney

2nd: W. Whittier

Vote: 5-0-0

Adjourned 7:27 PM