

Sutton Planning Board
Minutes
June 18, 2012

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

General Business:

Minutes:

Motion: To approve the minutes of 5/21/12, D. Moroney
2nd: J. Anderson
Vote: 4-0-0

Motion: To approve the minutes of 6/4/12, D. Moroney
2nd: J. Anderson
Vote: 3-0-1

Form A Plans: Gilbert Retreat Lot – No one present, tabled to next meeting.

(R. Largess arrives)

Duzak Covenant Extension: The Board reviewed a request from project proponent, Clifford Vera, to extend the performance date in the covenant for this three lot subdivision off Dudley Road to June 1, 2014. The Board noted they rarely give more than a one year extension especially noting this is a small subdivision.

Motion: To extend the performance deadline in the Covenant for Duzak Estates to June 1, 2013, R. Largess
2nd: T. Connors
Vote: 4-0-1, D. Moroney abstains as an abutter

Correspondence/Other:

Retail@ 140 Route 146 – Waiver of Site Plan Review – Christine Cassino of Douglas MA was present to request the Board waive site plan review and allow her to locate a retail reptile store in a 750 s.f. unit , one of the four business units, at Sutton Station at 140 Worcester Providence Turnpike. She noted the space was previously occupied by an insurance company. She noted the store will have limited traffic and there is plenty of available parking at the site.

R. Largess asked if the pool was still in the backyard or if it had been filled? R. Nunnemacher of the Assessor's Office noted that the field card still shows the pool. Even with the pool, there is adequate parking. S. Paul asked if there are any State requirements for this type of store. Ms. Cassino stated the space needs to be approved prior to bringing in the reptiles. The majority of the Board had no objections to Ms. Cassino's request.

There were no comments from those present.

Motion: To waive Site Plan Review and allow a reptile store at 140 Worcester Providence Turnpike subject to the receipt of all other necessary approvals, D. Moroney
2nd: J. Anderson
Vote: 5-0-0

(J. Anderson and D. Moroney left the meeting due to conflicts as abutters)

Public Hearing (Cont.)– Retreat Lot – Eight Lots Road

J. Hager noted that with two members recused from the Board and W. Whittier not present, the applicant needs to decide whether to automatically continue the public hearing for a second time, or if they want to conduct the hearing. If the hearing commences Wayne Whittier will view it on tape and sign an affidavit of viewing which will allow him to participate in future votes.

Regardless, while there is a quorum to conduct the hearing, there is not a quorum to vote on this Special Permit so at least this part of the process will have to be continued. It was noted the Board has a special meeting on the 27th for final input on the Master Plan and this matter can be continued until just before that special meeting.

Mr. Dresser of Worcester Land Trust, requested the hearing be conducted and closed if possible, leaving only the deliberation and vote for next Wednesday.

Paul Hutnak of Andrews Survey & Engineering presented a plan for one retreat lot of 8.55 acres with 50' of road frontage on Eight Lots Road.

There is no formal access from Eight Lots Road to the non-buildable parcel of land also shown on the proposed plan. This land will ultimately be transferred to the Commonwealth and they have indicated they have necessary access from adjoining holdings. The Worcester Land Trust is trying to complete this approval process so they can transfer the non-buildable open space parcel shown on the plan to the State before the close of the fiscal year. The retreat lot sale is necessary to make the finances of the deal work. It was noted the Town's first right of refusal for the purchase of this land was assigned to the Worcester Land Trust. The retreat lot acreage was removed from protection and the Land Trust paid roll-back taxes on this parcel.

S. Paul asked if the buyer is aware of the retreat lot requirements and limitations. Mr. Dresser stated he believes they are fully aware.

The Board reviewed comments from Departments.

Motion: To continue the public hearing to June 27 at 6:15 PM, T. Connors

2nd: R. Largess

R. Nunnemacher of 24 Singletary Ave. asked where the driveway location is proposed. After review of the proposed location he agreed this location was adequate to address site distance concerns.

Vote: 3-0-0

Motion: To Adjourn, R. Largess

2nd: T. Connors

Vote: 3-0-0

Adjourned 7:37 PM