

Sutton Planning Board
Minutes
January 7, 2013

Approved _____

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

General Business:

Motion: To approve the minutes of 12/17/12, D. Moroney
2nd: T. Connors
Vote: 4-0-1, J. Anderson abstains as he was not present at this meeting

2013 Meeting Calendar – The Planning Director provided the draft 2013 schedule to the Board for review. The schedule was approved.

Form A Plans: None.

(R. Largess arrives)

Filing: Galaxy Sutton LLC- 171 Worcester Providence Turnpike: The Board accepted the filing for this project which is a revised version of the Cold Spring Brook Place project approved back in 2007/2008. The current version includes a home improvement store, grocery, bank, restaurant, and two small retail spaces.

532 Central Turnpike – common drive update

Mr. Heney was not present at the Board meeting

J. Hager provided the Board with a memo summarizing addition work that has been accomplished but noting that it is unlikely any additional significant work will occur until spring. She also expressed concerns with two drain pipes from adjacent properties that are likely contributing to issues on this site and asked the Board if they would like to take any action with respect to these pipes.

R. Largess stated his is disappointed that the repair isn't further along and felt the Board should keep the Building Commissioner informed of the status of this project.

D. Moroney felt the pipes were not a Planning Board issue. He noted his position has not changed from the last meeting. The work is not complete and the Board promised fines in this instance.

W. Whittier felt Mr. Heney should have been fined and believes that if he had been this work may have been complete by now. He stated as no enforcement is being done, he wouldn't be surprised if the work will continue to drag on even in 2013. He noted that the lack of penalties isn't good, and asked how the next guy who wants to break the rules will view things?

S. Paul felt the pipes were likely shown on building plans and in any case occupancy was given on abutting properties signaling that this had town approval. He felt it isn't a Planning Board issue. He agreed with D. Moroney that his position also has not changed and fines should be levied.

T. Connors said it wouldn't hurt to have a conversation with the abutter about the drainage situation. He also felt strongly fines should be enforced.

J. Anderson felt the pipe issue should be referred to the Conservation Commission as the pipes are in the resource area and the erosion they cause is ultimately damaging the wetlands. He agreed fines should be levied.

The majority of the Board felt the pipe issue should be referred to the Conservation Commission for investigation.

Potential Re-zoning Aggregate Industries

The Planning Director noted that as the Board is aware, the Aggregate earth removal pits off Route 122A are nearing close out. Several parties have expressed an interest in developing this area. It is likely this is the last significantly sized area that will be available for non-residential development in Sutton under the current zoning designations. The site is nearly 400 acres. Both the owner and perspective buyers would like the Board to consider re-zoning an additional portion of their site from Rural Residential to Industrial so they can have access to Boston Road as well as Route 122A.

The Planning Director noted she had told representatives that while it may be reasonable for the Board to sponsor and article to give the area alternate access to Boston Road as forcing all traffic to Route 122A and then through its intersection with Boston Road, which is horrible, would be an intelligent planning move, the Board may want to consider a different zoning designation, such as Office Light Industrial. This district has most of the same uses, but allows the Board more discretion and control in the permitting process. This may be vital when dealing with such a large mass of land that will undoubtedly have huge impacts on the Town.

The Board had questions and concerns relative to the difference in uses that are allowed in each district, whether buffers are required in both districts, and whether multiple districts may be more appropriate. There was discussion about the desire to make sure the site is profitable for the owner but also serves some of the needs of Sutton and area residents in terms of tax dollars, jobs and/or local services. It was noted that not utilizing available rail at the site would be a shame. They will take the matter under advisement and have asked the Planning Director to gather more information for them to consider.

K. Nunnemacher of 24 Singletary Avenue commented that alternate access makes sense here. He cautioned he thinks there is an aquifer protection area on the site that may affect future development. J. Hager stated she is aware of a Zone 2 that protects the area of contribution to the Hatchery Drive public water supply well heads but is not aware of additional protection. She will investigate. Mr. Nunnemacher also noted that regardless of what happens with future projects, the Town needs to consider widening and possibly new geometry for Boston Road in this area as it isn't adequate to handle current flows, never mind future ones.

Correspondence/Other: The Board acknowledged the filing of a common drive permit for 56/58 Main Street in Manchaug.

Motion: To adjourn, S. Paul
2nd: D. Moroney
Vote: 6-0-0

Adjourned 7:50 PM