

Sutton Planning Board
Minutes
January 28, 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 1/7/13, D. Moroney
2nd: R. Largess
Vote: 5-0-0

Form A Plans: None.

(T. Connors arrives)

Chapter 61 Release – Beaton – Waters Road: The Planning Director summarized the Board has received notice of a bonafide offer for purchase of land currently owned by Beaton off Waters Road. As this acreage is currently assessed under c. 61A as agricultural use and it will need to be removed from c. 61a to complete the purchase, the Town has the first right of refusal to meet the bonafide offer and purchase the land. Part of the legal process is seeking the input of various town bodies who will provide their recommendation to the Board of Selectmen about whether and why they think the Town should exercise their first right and purchase this land. As the information package is extensive, and the potential use as a retreat for Holy Cross College is unusual, the Director recommended the Board take the time to review materials and address this matter at their next meeting on February 11th. The Town Administrator, who was present, verified the public meeting regarding this release will occur after that date. Therefore, the matter was tabled to February 11, 2013.

Correspondence/Other: The Planning Director noted an upcoming session of the Citizen Planner Training Collaborative at Holy Cross which will include many informative sessions for Planning and Zoning Board of Appeals members including regulating marijuana businesses! She noted she is in contact with other towns who are prosing this regulation to see how it is received.

CMRPC Quarterly Meeting: S. Paul reported that he attended the CMRPC quarterly meeting where they voted to increase the Town's fee that we pay to support that organization. The speaker was the Director of WRTA (Steve O'Neil). The fee is approximately \$2,000.00 for the Town of Sutton. Ms. Hager states that this give us 14 hours of town assistance and every time one of the board members or our representatives attend a meeting, we receive an additional hour of local planning assistance.

The Board recessed until the scheduled 7:15 public hearing.

Public Hearing – Galaxy Sutton LLC – 171 Worcester Providence Turnpike

W. Whitter read the hearing notice as it appeared in The Chronicle.

Patrick Doherty, P.E. from Midpoint Engineering introduced the development team:
Eric Bazzette, P.E. Heritage Design Group
Bill Scully, P.E. Green International

Not present: Principal Michael O'Brien of galaxy Development, Attorney Larry Brodeaur, and Architect Lou Alavatto

Mr. Doherty reviewed the site layout stating that the proposed two phase development contains a grocery store, bank with drive-through window, sit down restaurant and two small retail spaces in phase one and a home improvement store in phase two. The previously approved project located retail where the grocery is now proposed and had a fast food restaurant with a drive through window which is no longer a part of the plan. He noted a residential development is still shown on the extreme north of the site adjacent to Woodbury Pond, but this development is not proposed at this time, nor is the emergency access road at this location. The parcel has grown by approximately 8 acres and now includes all of the Girard property along Boston Road, including Girard Pond. The "red barn" property at the corner of Route 146 and Pleasant Valley Road is no longer a part of the project.

He noted Galaxy Development is currently constructing a similar project at the site of the former Cranston Print Work in Webster. He acknowledged concerns with the proposed name "South Town Crossing" and stated the developer is considering changing this to Pleasant Valley Crossing named for the village that historically included this land. He stated most permits previously granted are still valid due to the Governor's Permit Extension Act.

The project now includes less stormwater flow as well because the State was previously having the project accommodate some of the drainage from roadway revisions which will now be handled separately.

Architectural plans are being finalized and will come shortly at which time the Route 146 Special Permit requirements can be more directly addressed.

Eric Bazzette noted overall square footage has been reduced by approximately 5,000 s.f. and 100 parking spaces. He reviewed amended drainage plans and noted they are handling drainage at the bank completely separately from the rest of the project through low impact development (LID) methods.

Bill Scully, traffic engineer noted they are working closely with MassDOT to coordinate their off site improvements and the MassDOT improvements primarily at Boston Road and Route 146. He noted the new configuration produces slightly lower traffic numbers. The traffic calculation only includes 25% pass-by traffic, because this is the maximum they may utilize, but he believes this percentage of people who go to the site as an impulse trip as opposed to a planner destination trip, will be higher. This results in conservative traffic calculations. He reviewed distribution of trips, peak hours and total flow which is estimated at roughly 12,000 trips weekday and 16,000 on the weekend. Their evaluation is very consistent with the separate study done by MassDOT. He stated a light will exist at the project entrance. One will not be installed at Pleasant Valley Road, but the conduit for a future installation will be brought down to this intersection in case a light becomes necessary.

Robert Nunnemacher of 24 Singletary Avenue had significant traffic concerns. He noted the potential development of the Aggregate site which will also exit into this stretch of Boston Road if a re-zoning is approved. He stressed Boston Road should be widened to two lanes throughout this entire section. He also felt the proposed intersections are too close to one another. He stated Opticom pre-emption for safety vehicles must be installed on any new lights. He stressed the Town should learn from the mistakes with the retail project in Millbury and Oxford and shouldn't pay for any necessary road improvements.

Jeff Walsh of Graves Engineering, the Town's consulting engineer, stated he focused on confirming the differences in the plans and calculation from the 2008 approved plan versus the new plans. He cited concerns with cross over from the Atlas box acceleration lanes and the Pleasant Valley Road deceleration lanes.

He also noted the bank site has been lower over 5' which will make it less imposing but has caused some drainage changes. He had 4 pages of detailed review but most was detailed engineering commentary not suited for a public hearing.

R. Largess felt the proponent should be aware of potential plans at Aggregate when considering their off site improvements.

S. Paul noted the Board wants to encourage the development of tax base but wants some assurances that traffic in particular won't become a nightmare. Perhaps by providing more mitigation?

J. Hager cautioned that while the Board has the ability to require substantial off site mitigation, they have to be careful that there is a "rational nexus" between what they require and the actual effects of the project otherwise their decision can be readily challenged.

William Sullivan of the Sutton Soccer Club had concerns with access to Pleasant Valley from their property. J. Hager stated the current plans do not call for any changes to the status of Pleasant Valley Road. The road will likely be repaved and the culvert repaired but otherwise it will remain a Town way with two way traffic. Plans for the more aggressive "fly-over" would have converted Pleasant Valley Road to a one way exit ramp with no access for abutting parcels. In response to re-asserted concerns from SSC landowner Mark Bowden, Ms. Hager re-stated that while she does not have a crystal ball, there appears to be no plans to block access to Pleasant Valley Road from abutting parcels. She added there will obviously be more traffic on this roadway and the current practice of entering the soccer fields along a long stretch of frontage is not safe and would be better if it was limited or even an arrangement made with this developer for access from the interior project roadway.

Motion: To continue to February 25 at 7:30 P.M., R. Largess
2nd: D. Moroney
Vote: 6-0-0

Public Hearing – Finacom Common Driveway – 56 & 58 Main Street Manchaug

W. Whittier read the hearing notice as it appeared in The Chronicle.

The Board reviewed the common drive application and comments received from various departments.

The only concern was that it does not appear there are turnout areas for fire vehicles that the Fire Chief may require. His written comments had not been received.

Robert Nunnemacher of 24 Singletary Ave. asked for clarification on the number of units being proposed. Mr. Finacom stated he is proposing one four unit building on each lot. The Special Permit for this use is being handles by the Zoning Board of Appeals.

Motion: To approve the Special Permit for a common driveway for 56 & 58 Main Street with the following conditions: D. Moroney

1. Approval of all other local, state and federal departments, boards and commissions, especially the Fire Department.
2. The deed to the lots shall contain a restriction that said common driveway shall remain private in perpetuity, no parking will be allowed on the common drive and all roadway maintenance, snowplowing and rubbish collection shall be the land owner's responsibility. A copy of said recorded deeds shall be provided to the Board prior to issuance of a Building Permit for the homes located on said lots.
3. The house numbers of the lots serviced by the common driveway shall be clearly posted at both Main Street and the split in the common driveway as well as clearly on each unit.
4. The Highway, Fire and Police Departments must approve the private driveways that branch off the common driveway.
5. The common driveway must be fully constructed and the Certificate of Compliance issued by the Conservation Commission prior to occupancy of either home served by this common driveway.

2nd: J. Anderson
Vote: 6-0-0

Motion: To adjourn, R. Largess
2nd: S. Paul
Vote: 6-0-0

Adjourned 8:26 PM