

Sutton Planning Board
Minutes
March 25, 2013

Approved _____

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

General Business:

Motion: To approve the minutes of 3/11/13, D. Moroney
2nd: J. Anderson
Vote: 3-0-0

Form A Plans:

Matukaitis – Lackey/Manchaug Roads

Motion: To approve the Form A plan for Matukaitis dated 2/25/13 showing the conveyance of a small piece of land from one lot to another, D. Moroney
2nd: J. Anderson
Vote: 3-0-0

(R. Largess arrives)

Filing: Accessory Apartment – Mason – Dean Farm Road – The Board accepted the legal filing of an application for a detached accessory apartment over a garage off Dean Farm Road.

Retreat Lot Covenant: The Planning Director noted the Board had approved a retreat lot back in 2008 and it appears they never voted to endorse the covenant.

Motion: To endorse the covenant for a retreat lot at 154 Burbank Road, D. Moroney
2nd: J. Anderson
Vote: 4-0-0

New Tenant – 29 Gilmore Drive: Scott Edwards, the owner of 29 Gilmore Drive was present to inform the Board about a new tenant who would like to move into 29 Gilmore Drive. He also wanted to confirm that no Site Plan Review process is necessary. Mr. Edwards stated the tenant is Hudson News. They distribute magazines in the area. They will maintain a small office and distribute from this location. They will house about 20 small box trucks at the site and have about the same number of employees. No changes are anticipated to the site.

R. Largess expressed appreciation for Mr. Edwards keeping the Board informed about operations in the Park. As this is the same use as the existing tenant and essentially the same use as Turflinks who recently vacated the building, and no changes are anticipated to the site, the Board unanimously agreed that no Site Plan Review process is necessary. It was noted if new signage will be installed, it must be approved prior to fabrication.

Correspondence/Other:

J. Hager showed the Board a useful tool available through the ESRI website where you can enter a zip code and get a cache of useful facts about the demographics of an area.

Public Hearing – Detached Accessory Apartment – 10 Wunschel Drive – Evangeline

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

Charlie and Doreen Evangeline were present to discuss their plans to construct a 1,100+ s.f. detached accessory apartment/garage adjacent to their home at 10 Wunschel Drive.

The Board reviewed departmental comments. The Planning Director had asked why the apartment wasn't set back off the road more and possibly placed at the end of the existing driveway, which is more in keeping with the traditional placement of an accessory building? Mr. Evangeline noted both locations would conflict with their septic system. He stated they intended to move it back some to start about half way back from the front of the house.

The applicants showed the Board a small revision to the floor plan with revised exterior that would use vertical siding and a metal roof as well as a different front elevation, to make the structure look more like a barn. They felt their original drawing looked a little more like a small ranch home than a garage or barn, at least from the point in the road from where most people will view the unit. The Board agreed the proposed revision was more in keeping with the regulations.

No one was present to comment.

Motion: To approve the Special Permit for a detached accessory apartment not to exceed 1,200 s.f. at 10 Wunschel Drive, with the following conditions: D. Moroney

1. Approval of all other local, state and federal departments, boards and commissions, especially the Board of Health.
2. Clearly number house and apartment.
3. Submit revised architectural and floor plans showing vertical siding and metal roof as well as lot layout showing position further back than the front face of the house.

2nd: R. Largess

Vote: 4-0-0

Public Hearing (Cont.) – South Town Crossing – 171 Worcester Providence Turnpike

Revised plans for this project have been submitted. The project will now be known as Pleasant Valley Crossing.

Attorney Brodeaur, who was supposed to make the main presentation this evening, has had a family emergency. For this reason, and the fact that revised plans were only submitted earlier today, the applicant has requested a continuance.

Motion: To continue the hearing to April 22, 2013 at 7:20 PM, D. Moroney

2nd: J. Anderson

Vote: 4-0-0

Motion: To adjourn, R. Largess

2nd: D. Moroney

Vote: 4-0-0

Adjourned 8:46 PM