

Sutton Planning Board
Minutes
July 1, 2013

Approved _____

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

General Business:

Minutes:

Motion: To approve the minutes of 6/3/13, S. Paul
2nd: J. Anderson
Vote: 3-0-0

Form A Plans:

(W. Whittier steps off the Board due to conflict as an abutting land owner) (R. Largess arrives)

Motion: To approve the Form A plan for Leonard on Lackey Road dated 7/1/13 showing one new buildable lot. The plan will be endorsed but held until it is confirmed taxes have been paid, R. Largess

2nd: S. Paul

Vote: 3-0-0

(W. Whittier rejoins the Board)

Minutes (cont.):

Motion: To approve the minutes of 6/17/13, R. Largess

2nd: S. Paul

Vote: 3-0-1, W. Whittier abstains as he wasn't present at this meeting

Update – 538 Central Turnpike – Common Drive:

Dan Heney was present to update the Board on the status of the common driveway at 538 Central Pike. He stated last fall he installed a pipe under the driveway, raised the grade, and installed a swale along the east side of the driveway. Because the ground has been so saturated attempts to rip rap the swale have failed but regardless the pipe and swale appear to be handling all flow in the area very well. They intend to rip rap the swale as soon as the ground dries out later this summer. Scott Medeiros, the design engineer, has been monitoring the site as well and notes that there is still some flow getting across the beginning of the driveway that he recommend be piped under the driveway via an 8" pipe. It is also recommended that another pipe be installed adjacent to the large pipe just before the Murphy's driveway but about 4' away as a failsafe for any addition run off that maybe created when the upper lot is developed and driveway paved.

Mr. Heney met with Conservation about these proposed field change and they were in agreement that the change was beneficial, but their agent had concerns with previously approved replication. Therefore Mr. Medeiros will be speaking with the agent and they are scheduled to return to the Commissions next meeting for final approval of this adjustment.

J. Hager noted Mr. Murphy sent an email stating they were happy with the work to date and he attached a video showing a ton of flow being handled in the existing swale with the pipe about ¾ full. He just wants to make sure, like everyone, that this is all wrapped up well in advance of winter.

Mr. Heney confirmed it is his intent to get everything done ASAP as he wants to build on the rear lot. He will provide the Board with a copy of the final approved plan with an estimated completion date.

Filing: 281 Central Turnpike – Scenic Roadway – The Board acknowledged the legal filing of this application for a rebuild of a rubble stone wall along the front property line of this lot.

Correspondence/Other:

Planning Board Applicants - The Board received several applications to fill the Alternate position on the Board. As Lori Funari’s family still has a large active subdivision in Town, she was appointed to the Historic Commission instead of Planning Board. Two other applications remain. The Board asked the Planning Director to set up two separate times at the end of next meeting to speak separately with each of the two interested people.

Pleasant Valley Crossing Appeal – The Board was made aware of an appeal by RK Associates/Stop & Shop. The main issue cited was MassDOT’s roadway improvement plans and the Board relying on these flawed and not finalized plans in their evaluation of the effects of the PV Crossing project on the area. It was noted the plans were put out to bid in April and bids opened in June, indicating these plans are clearly finalized. MassDOT has been notified of the appeal and acknowledges it appears they will be involved in the appeal to some degree.

Public Hearing (Cont.) - Lavallee Accessory Apartment – 16 Mumford Road

The Applicant has requested a withdrawal of his application without prejudice due to financing issues.

Motion: To allow the withdrawal of this application without prejudice, S. Paul
2nd: R. Largess
Vote: 4-0-0

Motion: To adjourn, A. Paul
2nd: R. Largess
Vote: 4-0-0

Adjourned 7:35 P.M.