

Sutton Planning Board
Minutes
January 6, 2014

Approved _____

Present: J. Anderson, W. Whittier, R. Largess, T. Connors, M. Sanderson
Staff: J. Hager, Planning Director

General Business:

Motion: To approve the minutes of 12/16/13 as amended, W. Whittier
2nd: R. Largess
Vote: 5-0-0

Form A Plans: None.

Correspondence/Other:

CMRPC Quarterly Meeting - J. Hager noted the upcoming quarterly meeting which will feature a discussion about regulation of medical marijuana. S. Paul will attend, but if any other members want to attend they can help present a nice thorough summary on the issue to the town.

Public Hearing – Atlas Box Expansion – 223 Worcester Providence Turnpike

J. Anderson read the hearing notice as it appeared in The Chronicle.

The following members of the applicant's development team were present:

Anthony Cleaves, P.E., Whitman & Bingham
Bill Babin, R.P. Masiello Building Contractors
Art Mahassel, President Atlas Box
Frank Tavares, GPE Manager Atlas Box

A. Cleaves presented the site plan showing amendments to the previously approved expansion of the Atlas Box headquarters. Amendments to the previously approved plan consist mainly of an increase in the size of the addition from 135,000 s.f. to 188,000 s.f., and relocation of the new loading area from the east side of the building to the north side. Retaining walls will be necessary around the north end of the site to maintain the size and location of the existing infiltration basin. Some additional clearing will be necessary in the northeast corner of the site to provide for an additional infiltration basin to process the increase in impervious area. This basin will take only roof drainage.

Mr. Cleaves added that Atlas is in the process of purchasing the adjacent 1.7 acre parcel from Wilkinsonville Water District. A small portion of the grading and new basin is shown on this acreage. They will also be relocating a portion of the gravel access road that provides one means of access to the public water supply well head owned by Wilkinsonville Water. The septic system is still adequate to serve the intended expansion. They also intend to install a well to wash equipment among other things.

The project has begun the process with the Conservation Commission and has already made several small amendments based on this input.

J. Hager, Planning Director reviewed various comments/questions from her review memo:

- As Wilkinsonville Water is still the owner of land shown on the site plan, they will need to submit a letter stating they assent to the application. A copy of the P & S Agreement is not adequate.
- The gravel access road will be in a legal easement and there is one for the waterline as well. These need to be clearly shown in the plan set with the square footage contained within them.
- Existing soil stockpiled on the site will be utilized to accomplish the substantial fill that is needed for the project, but it is anticipated that no more than 2-3,000 additional yards, or 100 trucks full, may also need to be brought in to the site.
- Landscaping isn't shown as this portion of the building is solely operational, and not visible from clientele portions of the site or outside the site.
- It would appear less than 25% of the open space is occupied with man-made structures/disturbed areas, but this will be verified.

The Board discussed the waiver requests.

IV.B.1. – Maneuvering within the setbacks. Driveways shown in the northeast corner of the site will not be in the setback as soon as the land transfer from Wilkinsonville Water is complete. The drive shown in the setback on the west side of the building is the same one shown on the last approved plan that has not yet been constructed. It is necessary to accommodate the turning radius of trucks.

IV.B.3 & V.D.4.c.3.b. – The number of parking spaces is deficient by 45 spaces. The addition contains a 26' X 40' area for a shipping and receiving office, all the remaining area is warehouse. The company currently employs about 251 employees. They may add up to 10 to serve the new space. Even in the two largest shifts totally overlapped and every employee was present, this would only require 200 spaces and there are never more than 15-20 non company personnel in the building. So the maximum demand would be 220 spaces in the extreme case and they are providing 288 spaces. They could convert parallel spaces to the east and west of the building at the ends of the loading areas to perpendicular spaces which would provide for the 45 needed spaces, but they are confident this will not be necessary. It was confirmed that none of the spaces will be utilized for material storage as all materials will now be stored in the warehouse. On a question from W. Whittier, A. Cleaves showed snow storage areas and added infringement on parking spots for snow storage would be minimal if at all.

T. Connors said if the plan can be revised to accommodate the required parking it should be revised and these spaces just don't have to be re-stripped unless necessary. A. Cleaves noted if they are shown on the plan and they don't re-stripe them, it will be a violation, but he agreed to provide a plan sheet that shown the proposed re-stripping as "future parking alterations if necessary".

IV.B.5.c.3. & V.D.4.C.3.e. – Unbroken rows of parking over 100' long are shown as these areas are not visible to clients at the site or adjacent areas, and this provides ease of snow removal in these functional areas of the site.

V.D.4.a.3. – Work on slope over 15% is shown as the northeast limits of existing work was graded to over 15% during phase 1 and these areas will need to be altered to accommodate the new basins and site layout, and some new slopes over 15% will be created but stabilized.

T. Connors said he preferred to receive the input of the Town's consulting engineer before acting on the waiver requests.

J. Hager noted Graves Engineering has only been hired to review the drainage aspects of the plan, not site plan requirements which she has already reviewed. W. Whittier hypothesized the drainage evaluation showing the need for bigger basins, in which case the parking will need to be re-worked, so waiting for input from Graves is probably advisable. J. Hager noted she hadn't thought of it from that angle and in any case deferred to the Board's preference. She wanted to make sure they knew the limited nature of Graves' review.

R. Largess thanked Atlas for continuing to invest in Sutton. Atlas has been in business for 25 years and three years at this new site. R. Largess said he is ready to vote on all but the slope waiver and other waiver votes can be adjusted if necessary.

W. Whittier asked about the past noise issues. F. Tavares noted they installed a sound barrier and haven't received any complaints for over a year. They will remove a short section of barrier perpendicular to the back of the existing building and the addition will serve as this wall. It is higher than the wall and should be an even better sound attenuator. There will be no manufacturing in the new addition.

Motion: To continue the public hearing to January 27, 2014 at 7:15 P.M., W. Whittier
2nd: T. Connors
Vote: 5-0-0

Motion: To adjourn, R. Largess
2nd: W. Whittier
Vote: 5-0-0

Adjourned 8:11 PM