

Sutton Planning Board  
Minutes  
March 24, 2014

Approved \_\_\_\_\_

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

**General Business:**

Minutes:

Motion: To approve the minutes of 3/10/14, W. Whittier

2<sup>nd</sup>: T. Connors

Vote: 6-0-0

Form A Plans:

Romeo – Dave Lavalley of Andrews Survey & Engineering was present with a Form A plan to divide a lot off Dudley Drive. This is a private road with a record layout. While not all of the 250' of road frontage for the second lot is currently built out to a safe and adequate standard, a note had been entered on the plan stating no building permit could be issued until this stretch of road was determined to be safe and adequate. The majority of the Board was concerned with being consistent and not setting a damaging precedent. They indicated that the road should be improved in advance of a request to divide out the lot. It was also noted that while the Board will seek the input of the Fire and Highway Departments when determining if a road is safe and adequate, it is the Board's job to issue this determination. The majority felt the standards required for a common driveway would likely be adequate. S. Paul stated if the lot is labeled as Non-Buildable, the Board can sign the plan and the lot can be transferred out at which point the road can be upgraded and then the Non-Buildable notation removed.

Motion: To deny endorsement of the Form A plan for Romeo dated as the frontage of Lot 2 is not currently safe and adequate, R. Largess

2<sup>nd</sup>: T. Connors

Vote: 6-0-0

Filings:

The Board acknowledged the legal filings of the following applications:

Retreat Lots (2) – 34 Lackey Road

Amend Retreat Lot – 62 Putnam Hill Road

Site Plan Review – Sutton Solar, LLC – Oakhurst Road – 2.6 Megawatt ground mounted solar PV

Correspondence/Other:

Potential Bylaw Changes – J. Hager informed the Board she had missed the warrant deadline for three articles that need to go to Spring Town Meeting including the common drive adjustments the Board discussed at their last meeting. She apologized and noted that until Fall Town meeting any common drives that area issued will just have to have drainage review and timing of occupancy permits conditioned. The Finance Committee agreed to allow one of the three articles be heard in their public hearing and proceed to Town Meeting. This article is a slight revision to the Priority Development Site in Wilkinsonville that was approved at the 2013 Fall Town Meeting. One landowner cannot be found to provide a signature on the designation application to the State and the other owner has decided they do not want to include the portion of their lot that was previously designated.

Regardless of the fact that these two changes only represent 3.6 acres of a 436 acre PDS, the State wants a clean vote with these parcels removed.

Use Determination – The Board discussed whether a business that manufactures and outfits modular units for use as construction trailers, homes, offices, emergency housing, and the like would be an allowed use in the Office Light Industrial District. (OLI) The Board felt this use is allowed as manufacturing with the accessory use of outdoor warehousing.

**Public Hearing – Dudley Road (Fred’s Way) Rescission**

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

Owners Scott Lynch and Jaclyn Cadrin were present to explain they wish to rescind the previously approved 3 lot subdivision because they want to utilize the land as one buildable lot.

The Board reviewed departmental comments. There was no one present from the public with comments.

Motion: To rescind the approval of the definitive subdivision plan entitled Dusak Estates located off Dudley Road by Andrews Survey & Engineering dated October 22, 2009 showing three (3) proposed lots. The Board issued its approval on December 7, 2009 and subsequently endorsed the definitive plan on June 7, 2010. The approved plan is recorded at the Worcester District Registry of Deeds at Book 883, Plan 108, W. Whittier  
2<sup>nd</sup>: T. Connors  
Vote: 6-0-0

Motion: To close the public hearing, W. Whittier  
2<sup>nd</sup>: S. Paul  
Vote: 6-0-0

Motion: To enter into Executive Session in accordance with the provisions of G.L. c. 30A §21 #3 to discuss strategy with respect to litigation where discussion in open meeting may have a detrimental effect on the litigating position of the Board. The Board will return to open session solely for the purpose of adjournment, W. Whittier  
2<sup>nd</sup>: S. Paul  
Vote: J. Anderson – yea, R. Largess – yea, S. Paul – yea, T. Connors – yea, W. Whittier – yea, M. Sanderson - yea

The Board returned to open session form Executive Session.

Motion: To adjourn, W. Whittier  
2<sup>nd</sup>: T. Connors  
Vote: 6-0-0

Adjourned 7:59 PM