

Sutton Planning Board
Minutes
August 4, 2014

Approved _____

Present: R. Largess, S. Paul, W. Whittier, J. Anderson, M. Sanderson
Staff: None Present

General Business:

Minutes:

Motion: To approve the minutes of 7/21/14, W. Whittier
2nd: J. Anderson
Vote: 5-0-0

Form A Plans:

56&58 Main Street – Tabled to future meeting.

Endorse Journey's Rest Plan and Covenant:

Motion: To endorse the covenant for Journey's Rest with a performance date of September 1, 2016, S. Paul
2nd: M. Sanderson
Vote: 4-0-1, W. Whittier abstains as an abutter

Discussion – Potential article sponsorship pharmacy drive through window – Tabled to be discussed with PV Crossing agenda item.

Correspondence/Other:

CMRPC Delegate:

Motion: To appoint Scott Paul as the CMRPC delegate for the third year, W. Whittier
2nd: J. Anderson
Vote: 5-0-0

Marion's Camp: The Planning Director called the Board's attention to two articles in area newspapers about restoration work being done at Marion's Camp. She noted in conjunction with the Town Administrator and Board of Selectmen her office is working to restore the two remaining structures on the site and document the history of the property as a Camp Fire location for nearly 60 years and the profound influence it had on hundreds of individuals.

Public Hearing – Retreat Lot – 126 Dodge Hill Road

J. Hager noted the applicant was not ready to proceed this evening as the plan is still being corrected. The Planning Director told the applicant they would likely need to withdraw their application and refile it if they are not ready to proceed at this next meeting as it isn't fair to keep making interested parties attend when nothing is moving forward.

Motion: To continue the public hearing to 9/8/14 at 7:15 OM, S. Paul
2nd: M. Sanderson
Vote: 5-0-0

**Public Hearing - Pleasant Valley Crossing – 171 W/P Turnpike - Rte 146 Special Permit
Public Hearing (cont.) - Pleasant Valley Crossing – 171 W/P Turnpike - Amend Site Plan**

M. Sanderson read the hearing notice for the Rte 146 Overlay permit as it appeared in The Chronicle.

The Chairman explained the Board will hear these two hearings concurrently.

Members of Galaxy Development's project team were present as follows:

Attorney Larry Brodeur, Fletcher, Tilton & Whipple

Patrick Doherty, P.E., Midpoint Engineering

Chuck Coler, Job Captain Engineering Design for Price Chopper

Greg Simpson, AIA, Vice President of Operations for Cuhaci and Peterson

Tom Hayden, Director of Real Estate for Price Chopper

Chet Pennacchia, Director of Construction for Price Chopper

Attorney Brodeur explained he had discussed the proposed addition of a pharmacy drive through window with the Town's Building Commissioner. The Commissioner felt the bylaws do not allow this use and that the applicant needs a bylaw change. Galaxy had originally filed for this use as an accessory use, but the Building Commissioner noted the only other two types of allowed drive through windows are specifically called out in the Sutton regulations and therefore he feel this use must also be specifically called out. The applicant is requesting the Board consider sponsoring this potential bylaw change, but will petition the change if necessary. In terms of why they are requesting these amendments now, he added that the parties to the pending lawsuit have an agreement in principle that they hope to have finalized shortly which would allow them to proceed with construction this year if all approvals are in hand.

Patrick Doherty reviewed other minor changes to the site plan that center around the grocery store. They have included the adjacent retail area in the grocery store and changed the footprint based on the final floor layout including flipping the orientation of the loading docks. The building has also been shifted slightly to the south on the site. They are also providing aces for National Grid to get to their power lines.

In response to comments received P. Doherty stated Phase 1 of the project still meets the parking requirements even though there are a few less parking spaces. In consult with traffic engineer Bill Scully he indicated that the pharmacy drive through use will not alter traffic generation numbers as they have utilized the ITE use code for shopping centers in their calculations which would adequately cover generation from this use. The term "Reverse Vending" used on the plans was defined as an area for recycling cans with a deposit value.

S. Paul confirmed that previously a portion of MassDOT Route 146 drainage was being handled on this site and now it is being handled off-site in their own basin which allows a slight reduction in the size of the on-site basin to accommodate the National Grid access.

Greg Simpson spoke of this new architectural proposal as Price Choppers "next generation" design Sutton will be the first location to feature this exterior architecture. He noted the large monolith of different shades of imported wood is intended to represent an aerial view of farm fields with a solid base of stone. The outside of the store is intended to represent what customers will find inside. Price Chopper wants to convey its focus on sustainability.

The glass invites transparency and the vertical element indicates an entry point and emphasizes the bottle return call attention to the company's focus on LEED or Green Globe standards. He stated the design needs to address both highway scale elements meant to attract people in from the roadway and human scale elements meant to please people up close.

J. Hager noted that while the Town welcomes the use and supports a business' right to project its own desired image, the Bylaws call for a reflection on the business' unique location in Sutton and the Blackstone Valley through the building architecture. She provided photographs of area mills and some sketch ideas to the developer along with commentary she received on some of the elements feeling heavy and dated.

She stressed that while several individuals she heard from truly disliked the modern feel of the architecture, that she felt it really only needed some tweaking on certain areas, like materials and colors to be accepted.

Northbridge Planning submitted commentary stating they did not feel the architecture reflected the Valley at all and should be reconsidered.

J. Anderson said he admired the spirit of the proposal but felt elements like the stone should be more of a block than fieldstone more in keeping with what is indigenous to this region.

S. Paul asked for an explanation of EIFS. EIFS is exterior insulation finishing system. It is layers of material that insulate and form the outer shell of the building. This material is available in a myriad of colors and textures.

R. Largess felt the building should reflect more of the farm history of the area. He noted the use of cupolas and different pitched roofs. He also noted the new murals in the canal district in Worcester and with all the blank space on the side of this building that ever changing murals to highlight local artists and feature Blackstone Valley themes would be a great idea.

M. Sanderson asked if the developer was appalled with the Board/staffs thoughts? She asked how open they are to flexibility and what are critical elements? Mr. Simpson stated the monolith and the entryways are critical but they are open to some changes in materials.

W. Whittier noted there is a lot of brown he also asked why they are importing the wood from Australia? It was noted this is the only place they found a company where the wood is specially treated to maintain its durability and appearance over time.

The architects will work with staff on adjustments for the next meeting.

J. Hager asked P. Doherty if the width of circulation to the south of the building is still adequate for emergency vehicles. He said he believes it is but will double check with the Fire Chief.

The Board discussed the proposed bylaw change and review the applicable sections of the bylaw. The majority of the board agreed they will sponsor this change along with adjustments to the drive through window regulations themselves.

There were no comments from those present.

Motion: To continue the public hearing to August 18, 2014 at 7:15 P.M. S. Paul
2nd: W. Whittier
Vote: 5-0-0

Motion: To adjourn, S. Paul
2nd: W. Whittier
Vote: 5-0-0

Adjourned 8:36 P.M.