

Sutton Planning Board
Minutes
August 18, 2014

Approved _____

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

General Business:

Minutes:

Motion: To approve the minutes of 8/04/14, W. Whittier

2nd: M. Sanderson

Vote: 5-0-0

Form A Plans:

10 & 11 Ramshorn Rd. – Kendrick land swap (no new lots)

Motion: To endorse the Form A plan showing an exact land swap on Ramshorn Road dated
8/13/14, S. Paul

2nd: J. Anderson

Vote: 5-0-0

Filing – Accessory Apt. – 91 McClellan Road

The Board acknowledged the filing of this application for an attached accessory apartment.

Correspondence/Other:

Mr. Donello just bought a retreat lot on Century Farm Road. The lot contains a common driveway for access to the buildable portion of the adjacent lot. Mr. Donello stated that when the retreat lot and common driveway were approved the intent was to build both houses far back off the roadway. He now intends to build his lot close to Century Farm, accessing off the common driveway less than eighty feet from Century Farm. He asked if the Board will let him build out the portion of the common drive up to his private drive leaving the remainder of the common drive to be built by the future owner of the adjacent lot. While this makes some sense, it was noted there is a condition on the common driveway special permit requiring that the common drive be completed and receive a certificate of compliance from the Conservation Commission before an occupancy permit can be granted on either home.

The Board noted past problems they have had with allowing partial completion of common driveways and suggested Mr. Donello contact Dr. Gilbert, the owner of the other lot, and propose they work together to complete the common drive now which will make Dr. Gilbert's lot more marketable. If Mr. Donello does not make any headway there, he will have to return to the Board for another public hearing to adjust the condition allowing some other arrangement that will provide safe and adequate access and guarantee completion of the common driveway..

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

Various members of the Galaxy Development team were present for this continuation of their public hearings.

Attorney Brodeur explained schedules have prevented them from completing architectural adjustments and therefore they were requesting a continuance.

There were no comments from those present.

Motion: To continue the public hearing to September 8, 2014 at 8:00 P.M., W. Whittier
2nd: J. Anderson
Vote: 5-0-0

(W. Whittier steps off the Board due to conflict as an abutter)

Public Hearing – Waiver Revision – 34 Lackey Road – Journey’s Rest

R. Largess read the hearing notice as it appeared in The Chronicle.

Jen Hager explained that Assessor Robert Nunnemacher, also a RPLS, found several locations along the right of way for this subdivisions which did not meet the minimum width requirement of 50’.

Byron Andrews, RPLS of Andrews Survey & Engineering agreed that on closer inspection without accounting for margin of error, there were limited locations where the width dropped to approximately 49.97’. Unfortunately the width of the right of way was established a while back by the formation of pre-existing lots on either side and therefore cannot be corrected without great difficulty. Instead he asked the Board to allow an adjustment to the previously granted waiver of the Subdivision standards so the right of width can measure between 49.9’ and 108.62’ as shown on the plans approved by the Board.

There were abutters present (Morse) but they had no commentary.

Motion: To amend the waiver from section 4.A.3. allowing a right of way ranging in width from 4.9’ to 108.62’ per the plans approved by the Board having found there is no consequence to reducing the allowed width to 49.9’ and the width would be difficult to increase, J. Anderson
2nd: M. Sanderson
Vote: 4-0-0

Motion: To close the public hearing, J. Anderson
2nd: M. Sanderson
Vote: 4-0-0

Motion: To endorse the definitive plans for Journey’s Rest with the most recent revision date of 8/18/14, J. Anderson
2nd: M. Sanderson
Vote: 4-0-0

(W. Whittier returns to the Board)

Correspondence and Other:

Proposed Bylaws: The Board reviewed draft bylaw changes and made some language adjustments.

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Motion: To adjourn, W. Whittier
2nd: J. Anderson
Vote: 5-0-0

Adjourned 8:20 P.M.