

Sutton Planning Board  
Minutes  
November 17, 2014

Approved \_\_\_\_\_

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

**General Business:**

Minutes:

Motion: To approve the minutes of 11/03/14, J. Anderson  
2<sup>nd</sup>: M. Sanderson  
Vote: 4-0-0

Form A Plans:

Towle & Prunier – 7 Morse Road

The Planning Director confirmed all taxes have been paid.

Motion: To endorse the Form A plan dated 10/21/14 showing a reconfigured lot with the existing home and one potential retreat lot, S. Paul  
2<sup>nd</sup>: J. Anderson  
Vote: 4-0-0

AJR Realty – Oakhurst Road

Mike Yerka of Civil Site Engineering was present to explain reconfiguration of three existing lots on Oakhurst Road. No additional buildable lots are being created.

Motion: To endorse the Form A plan dated 10/30/14 showing three reconfigured lots, J. Anderson  
2<sup>nd</sup>: S. Paul  
Vote: 4-0-0

(M. Sanderson recused herself due to potential conflict)

Chapter 61A Release – 33 Century Farm Road

The Board reviewed a Chapter 61A release of 3.119 acres for \$325,000 at 33 Century Farm Road. Each member weighed on whether the thought the Town should exercise their first right of refusal and purchase the property. The majority of the Board agreed this is not a priority property per the Master Plan or Open Space & Recreation Plan, it has little or no functional use to the Town and the Town does not have the means to maintain a home.

Motion: To recommend to the Selectmen that the Town pass over its first right of refusal and not purchase this property, S. Paul  
2<sup>nd</sup>: J. Anderson  
Vote: 3-0-0

(M. Sanderson returns to the Board)

Correspondence/Other

CMRPC Quarterly Meeting - J. Anderson and W. Whittier attended the quarterly meeting of Central Mass Regional Planning. J. Anderson reported discussion centered around creating food hubs to allow smaller farmers to have a location to process their products if they can't afford to have their own facilities. There was also general discussion on the local sourcing food movement.

**Public Hearing – Scenic Road/Public Shade Tree – 73 Lincoln Road**

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

Mrs. Brazeau was present to request she be allowed to remove two public shade trees that are damaging her driveway and one that is resting on the power lines. The Board reviewed photos of the trees and the current damage.

Tree Warden, Joe Camarra was present as required by law to report on the condition of the trees. He noted all three trees are health white pines. The trees range in size from about 6”-12” in diameter.

The Board reviewed departmental comments. No one from the public was present to comment.

The Board considered the fact that there are plenty of trees on this lot and in this area and the damage from the roots will only get worse presenting the potential for future liability for the Town,

D. Lavallee of Purgatory Road, also a local surveyor, noted it seems odd that the Towns subdivision regulations require you to clear cut the entire roadway right of way when you build a new road and yet you have to go through a process like this one to remove a few problem trees.

Motion: To approve the removal of the three trees requested at the expense of the owner by a fully licensed tree removal contractor, S. Paul  
2<sup>nd</sup>: J. Anderson  
Vote: 4-0-0

Motion: To close the public hearing, J. Anderson  
2<sup>nd</sup>: S. Paul  
Vote: 4-0-0

**Public Hearing – Rescind Subdivision/Retreat Lot – 131 Eight Lots Road**

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

D. Lavallee of Andrews Survey & Engineering was present with his client Matthew Bohanan to request the rescission of a previously approved two lot definitive subdivision in order to create one single family retreat lot at 131 Eight Lots Road.

The Board reviewed departmental comments. There were no public comments.

It was noted the house will be approximately 250-350’ off of Eight Lots Road. There will be underground utilities as required by the Bylaws.

Motion: To rescind approval of the two lot subdivision known as Stockwell Hollow off Eight Lots Road originally approved by the Board on 9/16/2003, endorsed on 11/03/2003, and recorded at WDRD Book 808 Plan 74, M. Sanderson  
2<sup>nd</sup>: S. Paul  
Vote: 4-0-0

Motion: To grant special permit approval for a 17.52 acre retreat lot with 225.79' of road frontage at 131 Eight Lots Road as shown on the plan dated 11/14/14, with the following conditions: S. Paul

1. Approval of all other local, state and federal departments, boards and commissions.
2. Driveways shall be of bituminous surface, no greater than twelve percent (12%) grade with a minimum paved width of twelve (12) feet and cleared width of fifteen (15) feet.
3. The house numbers shall be clearly visible from the street and/or posted at the street.
4. The Highway, Fire and Police Departments must approve the driveways.

2<sup>nd</sup>: J. Anderson

Vote: 4-0-0

Motion: To close the public hearing, M. Sanderson

2<sup>nd</sup>: J. Anderson

Vote: 4-0-0

Motion: To adjourn, J. Anderson

2<sup>nd</sup>: M. Sanderson

Vote: 4-0-0

Adjourned 7:55 P.M.