

Sutton Planning Board
Minutes
May 4, 2015

Approved _____

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

General Business:

Minutes:

Motion: To approve the minutes of 4/6/15 & 4/13/15, J. Anderson
2nd: M Sanderson
Vote: 3-0-0

Form A Plans: None

Site Plan Review Waiver – Banner Tire – 27 Gilmore Drive

Scott Edwards, co-owner of 27 Gilmore Drive, was present to request waiver of Site Plan Review for a prospective tenant, Banner Tire. Banner will occupy nearly all of the remaining building except for a small portion of the office space. They are a wholesale distributor of tires. They will operate from 6 AM to 5 PM Monday through Friday. They will have about 15 employees with only 3-4 remaining on site all day. They will not have retail sales at this location and will not install or service product.

Mr. Edwards has already met with the Building Commissioner and Fire Chief and will need to make some adjustment to the sprinkler system but otherwise the site and building will remain completely unchanged.

Motion: To waive site plan review for Banner Tire to locate at 27 Gilmore Drive with the following conditions, M. Sanderson

1. Approval of all other applicable departments and permitting authorities.
2. Any new signage must be approved by the Planning Department prior to fabrication and installation.

2nd: J. Anderson
Vote: 3-0-0

Filing

The Board acknowledged the legal filing of an application for an accessory apartment at 14 Torrey Road.

Correspondence/Other –

- Town Meeting Warrant – The Board reviewed the Town Meeting warrant.

The Planning Director will provide motions for the articles sponsored by the Board as well as an amendment motion for adding “climate controlled” to the definition of self-storage in case the petitioner doesn’t offer this amendment.

- Unibank Signage – The Board provided input on a variance application for the number and size of signage for the proposed Unibank at Pleasant Valley Crossing. The majority of the Board felt the 7 signs requested and 3 directional signs that also have the business name were excessive. The Board does not have an issue with a free standing sign that is compliant with the size limitations, one sign over the door, and even one over the drive through which they consider more informational in nature for those inside the retail development to pin point the bank location. However, they said the Unibank name needs to be removed from the directional signs and there is absolutely no need for the south or west building signs. They did not have an issue with a name panel on the pylon signs particularly for Boston Road as you will barely see the bank from there if at all. They also noted it really is the ZBA’s decision and would understand if they didn’t think allowing a separate free standing sign was a good precedent. The sign bylaw also needs to be clarified so that it is clear the only free standing sign that is intended to be allowed on a multi-tenant building OR property is one free standing pylon sign with sign panels for each tenant.
- Dean Farm Surety – The Planning Director noted that the covenant for the two lot Dean Farm subdivision off Lincoln Road stipulated that no occupancy permit would be granted for Lot 1 and no building permit would be granted for Lot 2 until the road was complete or alternate surety provided to complete any unfinished work. There are two structures proposed for Lot 1, a single family home and a garage with an accessory apartment. The garage/accessory apartment is complete and, contrary to the terms of the covenant, the Building Department already gave an occupancy permit. The builder is living in this apartment while he works on the single family home. The Builder noted the entire road is done except for top course which he doesn’t want to put down until the majority of construction vehicles are done on the single family home. While the Board agreed this makes perfect sense they said they have to be consistent and said the builder will either have to file an amended covenant that restricts issuing occupancy on the single family home until the road is fully complete, or he needs to post a bond for the Town’s cost to complete the top course. The Board will not endorse a building permit for the home until the surety is revised.

Motion: To adjourn, J. Anderson
2nd: M. Sanderson
Vote: 3-0-0

Adjourned 7:29 P.M.