

Sutton Planning Board  
Minutes  
June 15, 2015

Approved \_\_\_\_\_

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

**General Business:**

Minutes: Tabled until the end of the meeting.

Form A Plans: None

Filing

The Board acknowledged the legal filing of an application for an accessory apartment at 26 Highland View Drive and a scenic road application at 33 Century Farm Road.

Dean Farm Surety – The Board reviewed a proposed change and extension of the Covenant for the definitive Subdivision Dean Farm which contains two lots and is located off Lincoln Road. No building is occurring on Lot 2. Lot 1 has a new garage with accessory apartment in which the applicant, Dave Mason, currently resides, and a single family home proposed for the same lot. The current covenant states no occupancy will be granted on Lot 1 and no building permits will be given on Lot 2 until the roadway is complete. The roadway is complete other than top course. Mr. Mason would like to extend the completion date for the covenant and adjust the terms to prohibit occupancy of the main dwelling on Lot 1 and no building on Lot 2 as he is living in the accessory apartment at least until he completes the house.

Motion: To adjust the covenant to prohibit occupancy on the main home only on Lot 1 and to extend the completion date to October 1, 2016, by J. Anderson

2<sup>nd</sup>: S. Paul

Vote: 3-0-0

Correspondence/Other

- MAPD Conference – J. Hager reviewed sessions she attended and materials she obtained at the 2015 MAPD conference including the latest case law updates and info about housing production and regional marketing.

**Public Hearing – Tefta Drive**

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

Tim Callahan of Hawk Engineering was in attendance with the applicants Ron Sr. and Jr. & Diane Novak to present the proposed two lot subdivision Tefta Drive off Chase Road.

Mr. Callahan reviewed the plan with the Board as well as waivers that were being requested. It was noted the proposed cul-de-sac is 286' long.

The Board reviewed departmental comments. The applicant had only recently received comments from the Town's consulting engineer, There is also a question as to whether existing frontage on the existing house lot is remains compliant with this plan.

J. Hager suggested the board act on any waivers they feel they complete information about to eliminate some uncertainty as Mr. Callahan addressed other comments moving forward.

Motion: To waive the right of way width to 40' wide having found 40' is more than adequate to maintain this proposed way, J. Anderson  
2<sup>nd</sup>: S. Paul  
Vote: 3-0-0

Motion: To waive the requirements for sidewalks having found this is only a two lot subdivision and no sidewalks exist on Chase Road making sidewalks un necessary, J. Anderson  
2<sup>nd</sup>: S. Paul  
Vote: 3-0-0

Motion: To continue the public hearing to August 3, 2015 at 7:10 P.M., S. Paul  
2<sup>nd</sup>: J. Anderson  
Vote: 3-0-0

(The meeting is recessed awaiting W. Whittier)  
(W. Whittier arrives)

**Public Hearing – Scenic Roadway Permit – 192 Manchaug Road**

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

Lance Anderson from Heritage Design Group was present on behalf of his clients to request an 18' break in an existing stone wall for installation of a driveway for this home. He said he feels they need a full 18' for grading and radius for vehicles entering and exiting. There is plenty of sight distance north and south of the driveway. No trees will be removed in the Town's right of way.

The Board reviewed photographs of the area and departmental comments. No one was present from the public to comment.

Motion: To approve the scenic road request to create and 18' break in the stone wall at 192 Manchaug Road as long as stones removed in this process remain on the property,  
S. Paul  
2<sup>nd</sup>: W. Whittier  
Vote: 4-0-0

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

**Public Hearing – Scenic Roadway Permit – 198 Manchaug Road**

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

Applicants Bonnie and Kevin Steele were present to request a 16’ break in an existing stone wall for installation of a driveway for this home. There is plenty of sight distance to the north and south with the nearest driveway to this one being over 100’ away. This wall is more remnants of a wall and is not visible along some stretches. No trees will be removed in the Town’s right of way.

The Board reviewed photographs of the area and departmental comments. No one was present from the public to comment.

Motion: To approve the scenic road request to create and 18’ break in the stone wall at 192 Manchaug Road as long as stones removed in this process remain on the property,  
S. Paul  
2<sup>nd</sup>: J. Anderson  
Vote: 4-0-0

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

**Forest Edge Surety** – Tabled to future meeting.

Minutes:

Motion: To approve the minutes of 6/1/15, J. Anderson  
2<sup>nd</sup>: W. Whittier  
Vote: 3-0-1, S. Paul abstained as he wasn’t at this meeting

Motion: To adjourn, J, Anderson  
2<sup>nd</sup>: W. Whittier  
Vote: 4-0-0

Adjourned 8:07 P.M.