

Sutton Planning Board
Minutes
August 3, 2015

Approved _____

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

General Business:

Minutes:

Motion: To approve the minutes of 7/6/15, W, Whittier

2nd: S. Paul

Vote: 4-0-0

Filings:

Commerce Park – Jim Coull of Sutton Outlook Ventures, Joe Mendolla, and J.P. Connolly of Andrews Survey & Engineering were present to discuss potential uses on the final lot at South Sutton Commerce Park. This last lot 85 Gilmore Drive, will be an industrial condominium with multiple structures and businesses. The first will be a three story self-storage facility with approximately 500 units in two structures. The intent of the applicants is to effectively corner the area market for quality, climate controlled storage at this one facility. Plans being filed this evening show tow structures, one three story and one single story. All units in the single story building are outside access meant for expensive RVs or boats, collectors cars, etc.. About 37 of 497 in the three story structure are outside access. The Board reviewed the language of the petition Town Meeting approved for this use and agreed that the language does not allow the one story structure where every unit is outside access.

(R. Largess arrives)

Current wording allows only 10% of units in each structure to be accessed from the outside. The bylaw language will have to be addressed to allow this structure, but the application can still be filed showing this structure as a future structure should Town Meeting approve a wording amendment. J. Hager wondered, and will investigate, if someone is storing a boat or RV or auto in Sutton at this facility, does Sutton get the excise tax?

Jim Coull added that several other companies are interested in the balance of this site including Rafferty Aluminum at 40,000 s.f. with expansion to 100,000 and a fully screened outdoor storage area with 40-60 employees.

Form A Plans:

Amorello – Burdon Street tabled until end of meeting.

Bousquet – Maple Street tabled until end of meeting.

Felter Mills/Newman – J. Hager explained that per previous discussion before the Board, Mr. Romeo of Felters needed a few feet of width for a new lot on Putnam Hill Road and created a land swap with the abutter Mr. Newman where the abutter's non-conforming lot is made more conforming. This swap however caused a ripple effect requiring adjustments to all Romeo lots on adjoining Ray Lane. The plan also shows two buildable and one potential retreat lot on the also adjoining Central Turnpike.

Motion: To endorse the Form A plan for Felters/Newman dated 8/3/15 showing 3 new lots and 3 amended lots, R. Largess

2nd: W. Whittier

Vote: 5-0-0

Polly's Antiques Discussion – Kristen Cullen was present to ask the Board for their input relative other desire to relocate her flower shop, Posies and Presents, from Heritage Plaza in Wilkinsonville to the Polly's Antiques building in Sutton Center. Ms. Cullen would like to buy the Brick Block and install new HVAC and improve wiring and insulation giving it an overall "spruce up". She would move in her business and maintain the four apartments in the building. Her intent would be to improve and enlarge the parking along Singletary Ave to some degree and install new signage. J. Hager noted the issue with this proposal appears to be that the Bylaws have a distinct use category for antique shops in the R-1 zone that effectively made Polly's conforming when it was enacted and the flower/gift shop is a general retail use, an entirely different use category in the bylaws. It would appear either flower/gift shops needs to be added as an allowed use in the R-1 or an area of Sutton center needs to be rezoned to a district that allows this type of use. It was noted that a number of years back the Board tried to re-zone the area around the Common to Historic Village with small retail/restaurant uses and this failed at the public hearing stage as areas landowners were very opposed. It was noted that comparisons to Grafton's Common are not appropriate as Sutton's Common is located in more of a hilltop farming village which had some retail and many taverns historically, but was not a merchantile village like Grafton's. J. Hager noted that at the time of the last attempt the Attorney General's Office, who ultimately approves any zone change that Town meeting approves, was far more sensitive to "spot zonings" so more area was included in the previous attempt. It is possible that a much smaller area could be approved by the AG now. R. Largess stated he feel this use is a fit for the area and said he wished to facilitate an attempt. The Beehive, the former Methodist Meeting House previously located where the town Hall is, that has been relocated to the Sutton Center Store property is in need of renovations. Several parties have been interested, but when they find out they can't re-use it for offices, or retail, or even multi-family they walk away. If Ms. Cullen works with the owners of this parcel it may provide an opportunity to rehab this structure. Ms. Cullen will work with the Planning Director to formulate possible bylaw changes that would allow her use and perhaps make the Sutton Center Store uses more conforming.

Correspondence/Other:

Fall Town Meeting Discussion – Tabled until end of meeting.

Public Hearing Accessory Apartment – Tefta Drive Definitive Subdivision

The Board reviewed an email from the engineer requesting a continuance to deal with some drainage issues.

Motion: To continue Tefta Drive hearing to September 14th at 7:30 pm, W. Whittier

2nd: J. Anderson

Vote: 5-0-0

Public Hearing – Galaxy Development – Pleasant Valley Crossing Special Permit and Site Plan Amendment

M. Sanderson read the hearing notice as it appeared in The Chronicle.

Patrick Doherty of Midpoint Engineering representing the applicant Galaxy Development was present to explain the applicant's request for a drive through window and related queue for a proposed Starbucks restaurant in Building C as well as adjustments to the materials for all three multi-tenant buildings and also to the architecture of multi-tenant Building B.

Mr. Doherty stated that Dunkin Donuts is an anomaly in the coffee world with respect to their volume. Starbucks requires a much more modest queue averaging 8. Many of their area locations have 10 spaces max. He noted Sutton’s bylaw requires 20 spaces with an additional 10 in reserve, which is excessive for this user. Sutton’s drive through window bylaw also requires setbacks that exceed the underlying setbacks. The applicant would like to reduce these setbacks to 34’ on the side and 53’ on the front and he feels they have achieved the intent of this regulation via landscaping and grade changes that will screen the drive through queue. In response to questioning from W. Whittier Mr. Doherty noted they have the ability to add a dedicate queue entrance off Galaxy Pass that will add another 10 spaces or so but truly don’t feel it’s necessary. They could get this constructed in less than a week if need be and are fine with a condition requiring this if necessary.

With respect to architecture, when the Board approved changes to the design of Buildings C and D last year, Building B was not addressed. The applicant wants continuity throughout the site so is requesting the architecture for this building match the other multi-tenant buildings. Previously these buildings had a large amount of brick face. The applicant is requesting the brick be converted to stone face to match the Market 32 water table and that the material also be just a water table with clapboard for the balance of the building facades. There will be Sunbrella awnings over window elements for added visual interest. The applicant has worked with the Planning Director to adjust colors and materials to be more in keeping with area examples.

J. Hager stressed that the Overlay District Bylaw does not require that a structure looks like it dropped out of the 1800’s, it requires visual interest and use of materials and/or architectural styles that are reminiscent of the history of the Town and the Blackstone Valley. R. Largess said he would like the tower elements to be higher with maybe some windows like a cupola element, J Anderson suggested that the stone face be extended up the columns between windows on the front of the building. J. Hager added perhaps this should be done at least on the corners below the tower elements. It was confirmed HVAC components and other roof top structures will not be visible.

There were no public comments.

- Motion: To grant the waivers requested as follows having found that with conditions the intent of the bylaw will be maintained, S. Paul
1. Allow a queue length of 11 spaces with the condition that if issues arise a dedicated queue entrance with an additional 10 spaces will be added immediately per a plan that will be placed on file prior to plan endorsement
 2. Allow a reduction in front setback from 100’ to 53’
 3. Allow a reduction in side setback from 50’ to 34’

2nd: J. Anderson

Vote: 5-0-0

- Motion: To grant the special permit for the drive through window allowing a queue length of 11 spaces with the condition that if issues arise a dedicated queue entrance with an additional 10 spaces will be added immediately per a plan that will be placed on file prior to plan endorsement, R. Largess

2nd: W. Whittier

Vote: 5-0-0

- Motion: To amend the Route 146 Overlay special permit allowing the adjusted architecture as presented with the addition of stone face to the top of the windows beneath the tower elements on the front and sides, S. Paul

2nd: W. Whittier

Vote: 5-0-0

Motion: To amend the Site Plan adding a queue lane for Building C, R. Largess
2nd: S. Paul
Vote: 5-0-0

Motion: To close the public hearing, W. Whittier
2nd: S. Paul
Vote: 4-0-0

General Business (Cont.)

Form A Plans:

Amorello – The Board reviewed this previously presented plan. It was noted the proposed homes will be in the R-2 District. The Board reviewed related correspondence from Town Counsel stating the Board’s options with respect to signing a Form A plan for lots that straddle a zoning district line. The Board utilized R-2 zoning requirements with the caveat that all structure will be located in the R-2 District in accordance with rulings on related case law.

Motion: To approve the Form A for Amorello on Burdon Street dated 7/27/15 with the condition that a note will be added to the plans that states all structures requiring a building permit shall be located in the R-2 District only. R. Largess
2nd: W. Whittier
Vote: 5-0-0

Bousquet – Mr. Bousquet was present for signing of his plan but a copy of the plan was not available for the Board to review. This was continued to the next meeting.

Bylaw Discussion (Continued) – J. Hager reminded the Board they had previously committed to revising the sign bylaw potentially for Fall Town Meeting. It was agreed there is not enough time to do this comprehensively, but that the process should be initiated for a future Town Meeting.

Motion: To adjourn, R. Largess
2nd: W. Whittier
Vote: 5-0-0

Adjourned 9:35 P.M.