

Sutton Planning Board
Minutes
August 17, 2015

Approved _____

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

General Business:

Minutes:

Motion: To approve the minutes of 8/3/15, W. Whittier
2nd: R. Largess
Vote: 4-0-0

Filings: None.

Form A Plans:

Bousquet – Maple Street

Motion: To endorse the Form A plan for Bousquet dated 8/13/15 showing a land swap, R. Largess
2nd: J. Anderson
Vote: 4-0-0

Magill – Armsby Road/Burnap Road

Motion: To endorse the Form A plan for Magill dated 8/13/15 showing a lot line adjustment,
R. Largess
2nd: J. Anderson
Vote: 4-0-0

Correspondence/Other:

Form A opinion – D. Lavallee was present with a proposed Form A plan showing division of a tract of land into two parcels with a pre-existing lot along the road in the center of the land being divided. The proposal shows a split into two lots with one having an excessive amount of frontage to one side of the pre-existing lot and a small bit of access to the road on the other side of the pre-existing lot and the remainder for the second lot. Access for the first lot would be over the small bit of access as opposed to the excessive stretch where the lot technically derives its legal frontage because this would require a doable, but onerous wetland crossing. The Board saw no issue with signing a Form A plan like the proposed sketch.

PV Crossing signature – The Board was scheduled to sign that last amended site plan for PV Crossing but it was noted the appeal period is not yet done. Mr. Doherty noted however that the Building Department is not releasing a permit for Building D because the Board signed the plans showing two units and there will actually be three units. The square footage will not change, there will just be an extra wall. The parking remains compliant. The Board discussed and concurred the Building Commissioners commitment to detail and precedent is appreciated and any difference from the original approved plans should come to the Board for at least a waiver of site plan review. The Board said they are happy to make PV Crossing a standing agenda item until leasing is complete understanding that building layouts may need to change quickly to accommodate prospective tenants.

Motion: To waive site Plan review and allow Building D to have three tenants, Five Guys, and two additional tenants of 1,200 s.f. and 1,168 s.f., W. Whittier
2nd: R. Largess
The Board confirmed the architecture is consistent with three tenants.
There were no public comments.
Vote: 4-0-0

The Board also discussed outdoor seating. A patio area is proposed for both Starbucks and Five Guys that extend into the setback minimally. The Board had previously granted waivers to allow portions of the parking and circulation to be in the front setback but nothing more. The Board suggested this matter should be researched further.

Fall Town Meeting Discussion - Kristen Cullen returned to ask the Board for additional input relative to specific bylaw changes she has come up with in response to discussions with the Board at their last meeting aimed at fulfilling her desire to relocate her flower shop, Posies and Presents, from Heritage Plaza in Wilkinsonville to the Polly's Antiques building in Sutton Center.

She has researched many towns with historic centers that maintain their character including Concord, Plymouth, Salem, etc. and is proposing a Historic Village District that would mirror the existing Village District but with far less allowed uses but the addition of flower/gift shops and general stores under 1,000 s.f. as well as formula businesses whose intent is to site by site maintain the distinct, often historic, character of the surrounding area. She has been in contact with the owners of the property that contains the Sutton Center Store and the "Beehive" and they are in favor of a change. It has been impossible to rehab the historic beehive building as it can only be used as a single family home in this rural residential district. Parties have been interested in rehab, but only if they can use it for its previous multi-family use or some small retail or office element. This change will allow some of these uses.

D. Rossio of 314 Boston Road, also a member of the Historic Commission, noted it is likely a change needs to occur for these parcels as they have been the two unique commercial properties in Sutton Center over time. The main concern is ensuring the continued care and existence of the historic structures on the parcels. Past concerns centered on a company like CVS knocking down everything on a site and putting up a modern CVS. It was noted CVS would never be constrained to the proposed 1,000 s.f. and Sutton Center isn't high traffic and high visibility enough for CVS.

Lauri Funari of 327 Boston Road asked about parking for Polly's Antiques which is currently limited. Ms. Cullen did go to MassDOT and got the layout of Singletary Avenue in this area. She is aware parking may be a challenge but is confident it can be resolved.

Jim Coull of Maynard MA interjected that he started his first business in the Mill Dam Village in Concord where the formula business bylaw is in place. He noted this was a comprehensive bylaw that works incredibly well with maintaining local character.

J. Anderson wondered if the formula bylaw includes demolition delay for structures on the National Register. The actual regulations with specifics of this bylaw is formulated by the Planning Board after Town Meeting, and the Board can consider such a provision. He stressed the prevention of demolition of historic structures unless there are extreme circumstances should be a critical part of any such regulation.

R. Largess asked if this use could be applied elsewhere like West Sutton? It could be applied to other districts, but is only being proposed in the HV district and V districts in this proposal.

D. Rossio noted these particular parcels have need a change like this for some time to allow them to continue to be viable and the structures to be maintained, but she is reserving her final opinion until she has the chance to review the proposal in detail.

Other Fall Town Meeting Discussion – Tabled until end of meeting.

Public Hearing 85 Gilmore Drive – Self-storage Facility

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

J.P. Connelly of Andrews Survey & Engineering presented the project. The final lot in Commerce Park is approximately 38 acres. It will be split in three lots with various users. Tonight's hearing centers on the lot closest to existing tenants, although the plan shows preparation of the balance of the site including installation of retaining walls and site grading in order to make the balance of the parcel pad ready for future applicants. The first lot is to be utilized for a three story self-storage facility of 81,000 s.f. as well as an additional one story building of 10,500 s.f. that will constructed only if Town Meeting approves related Zoning Bylaw changes. The building will be climate controlled.

It was noted the Town's Consulting engineer has not yet received the materials he needs to review the proposed plan. The Sewer Department has requested the applicant contact the Department to make sure they understand the tie in process and fees.

Brian Budnick of 528 Manchaug Road was concerned about how close the use will be to him. It was his understanding nothing can occur within 100' of his property. The active use will be about 750' from Mr. Budnick's home, but proposed grading will be much closer. The legal setback is 50' and this area, in addition to an additional 50' between this Rural Residential(R-1) zoning line and Office Light Industrial (OLI) zoning line which is to be kept in its original state or be upgraded.

R. Largess noted if there's already stuff growing it should be left alone, but in any case he recommended the developer meet with the abutting neighbors and make sure they understand and are satisfied with proposed work and proposed upgrades.

Ben Draper of 15 Barnett Road asked how far this use is from the property line. He stressed the vegetation in the setbacks should be maintained. J. Hager noted there is no guarantee uses in the OLI won't be seen but their impact should be mitigated as much as is reasonable.

Elise Bogdan of 534 Mendon Road asked if there will be 24 hour access to the facility? J. Coull said there would be 24 access via a key pad with access code. Anticipating concerns with lights, he noted there are pole lights only at the entrances, and entrance door wall packs on timers others are motion activated only. All are full cutoff LED lights.

J. Coull noted there will be no dumpsters. The brick shown on the original renderings is also being changes to stone to be more consistent with mils structures in this part of Sutton.

Paul Dunn of 124 Singletary asked about building stories and the height of this structure versus other structures in the Park. This will be the tallest structure in the Park at about xx feet. The tallest building currently in the park is likely Carquest at about 28’ tall. This building will look even taller as it is on the highest point in the Park. The one story structure will be taller than a typical one story building in order to accommodate large RVs and boats, so about 16.5’ tall. The buildings will have sprinklers.

E. Bogdan asked about opening up the emergency access and dumping of trash. The emergency access will remain blocked for emergency access only. With more activity on this end of the site it is anticipated there will be less dumping activity but regardless the applicant continues to remove any accumulated trash.

B. Draper asked about parking on the street. R. Largess made a formal request that correspondence be sent to the owner of Ross Express and the Police Department warning of parking on a public way and requesting enforcement to keep the way clear with a report back to the Board in no less than 30 days.

B. Draper suggested a fence on the Gilmore end of the emergency access may also limit dumping.

Shawn Bogdan of 534 Mendon asked if the emergency access could change. The emergency access will remain emergency access only and will not be open unless there is an emergency.

There were concerns with how much of the setbacks would be left intact. J. Hager suggested that due to past issues with too much of the setbacks being cleared, that the applicant should stake the intended limits of clearing so the Board, abutters, and staff can review the intended clearing adjacent to homes on Mendon Road to determine if grading in the setbacks should be allowed, and if so what measures should be taken to mitigate work in the setbacks.

Motion: To continue the hearing to August 31st at 7:15 pm, R. Largess
2nd: W. Whittier
Vote: 4-0-0

General Business (Cont.)

Fall Town Meeting Discussion –

J. Hager reviewed other proposed bylaw changes:

Housekeeping change clarifying the appointing body for the Building Commissioner and related procedures.

No occupancy permits on homes on common driveways until driveway is done.

The Board requested another article for no occupancy permit on retreat lots until all conditions are satisfied.

CMRPC Delegate-

Motion: To appoint S. Paul as the Planning Board’s delegate to CMRPC, W. Whittier
2nd: R. Largess
Vote: 4-0-0

Other –

The Board requested a status update on the approved commercial solar installations.

The Board discussed and was disappointed with delays by Nation Grid to provide power for business development projects in a timely fashion.

Motion: To adjourn, R. Largess

2nd: W. Whittier

Vote: 4-0-0

Adjourned 9:10 P.M.