

Sutton Planning Board
Minutes
August 31, 2015

Approved _____

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

General Business:

Minutes:

Approval of the minutes of 8/17/15 was tabled until the next meeting as additional details need to be added.

Filings: None.

Form A Plans: None.

Associate Member recommendation: The Board reviewed an application from Walter Baker of 4C Herbert Drive. Mr. Baker was an active member of the Master Plan Committee and sits on the Historic Commission. He is familiar with issues before the Planning Board. The Board has been looking for a Wilkinsonville and Manchaug representative and Mr. Baker lives in Wilkinsonville. Additionally, Mr. Baker is retired and has the time and dedication to give to this effort.

Motion: To recommend that Mr. Baker be appointed as the Associate Member of the Planning Board, R. Largess

2nd: S. Paul

Vote: 5-0-0

Chapter 61A Release – Helegesen 236 Manchaug Road:

The Board reviewed correspondence containing a bonafide offer of \$200,000 for purchase of a 4.15 acre portion of 236 Manchaug Road which is currently in Chapter 61A classification. It was noted land may be classified under this section of MGL as agricultural, recreational, or forestry with differing requirements and tax benefits. There is a payback of the last five years of tax discounts when a property is removed from classification. Paperwork must be filed annually to keep property in classification. When a property is removed from classification the Town gets the first opportunity to match the bonafide offer and purchase the property. The Town has 120 days to review said offer and decide if they will initiate purchase. While this is a prime piece of waterfront property, the land isn't a priority per the Master Plan of Open Space and Recreation Plan, and the Town has waterfront access via Marion's Camp. Additionally, the Town has other pressing spending priorities.

The Board noted concerns with access as shown over the adjacent lot.

Motion: To recommend the Town waive its first right of refusal to purchase this property, W. Whittier

2nd: J. Anderson

Vote: 5-0-0

Correspondence/Other:

Pleasant Valley Crossing – Patrick Doherty of Midpoint Engineering was present with revised plans to be endorsed for the latest revision to the Pleasant Valley Crossing project as approved by the Board. Adjustments include adding stone to the tower elements on the multi-tenant buildings up to the top of the windows, submitting a plan that shows the ability to add additional queuing spaces for Starbucks if necessary, revising the terraces where there will be outside seating at Five Guys and Starbucks to stamped concrete, and dividing Building D into 3 units.

Motion: To endorse the revised site plans for Pleasant Valley Crossing dated 8/6/15, R. Largess
2nd: S. Paul
Vote: 5-0-0

Public Hearing 85 Gilmore Drive – Self-storage Facility

J.P. Connelly was present to tell request a continuance of the public hearing for this project. He updated the Board that they intend to stake the “limits of work”. The applicant has also hired a landscape architect from Worcester to complete landscape and screening mitigation plans.

On a question from the Bogdans of 534 Mendon Road it was clarified that once the stakes are placed nothing will be disturbed from the stakes to the north/toward the homes on Mendon Road.

Motion: To continue the hearing to September 14th at 7:40 pm, S. Paul
2nd: W. Whittier
Vote: 5-0-0

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

Adjourned 7:32 P.M.