

Sutton Planning Board
Minutes
October 5, 2015

Approved _____

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

General Business:

Minutes:

M: To approve the minutes of 9/14/15 adding the missing condition for the approval of 9 Harback Road, W. Whittier
2nd: R. Largess
Vote: 5-0-0

Filings: None.

Form A Plans:

Manchaug Road – Helgesen/McGovern

Motion: To endorse the Form A plan dated 9/27/15 showing one new lot, S. Paul
2nd: J. Anderson
J. Anderson asked if the shared driveway issue was resolved. Mr. McGovern noted both lots will have their own drives.
Vote: 5-0-0

Manchaug Road – YMCA

Motion: To endorse the Form A plan dated 8/12/15 showing a lot line revision, W. Whittier
2nd: R. Largess
Vote: 5-0-0

77 Barnett Road – RDA Holdings

Motion: To endorse the Form A plan dated 9/29/15 showing a non-buildable lot that will be transferred to abutting land owners in the future once paid taxes are confirmed and the locus map is corrected, S. Paul
2nd: R. Largess
Vote: 4-1-0, W. Whittier opposed as he wanted the plan corrected prior to endorsement

Villas Drainage Field Change:

The Board reviewed plans and correspondence from Graves Engineering noted they have reviewed a proposed field change related to the type of underground drainage system proposed for Phase III of the Villas at Pleasant valley as well as adjustments to the amount of retaining walls and slope stabilization measures on this project. They have approved the changes with minor commentary.

It was noted there have been some runoff issues behind the EconoLodge that have been resolved and the proposed changes should not make these conditions worse. Increased monitoring by the developer on this slope will be necessary throughout construction.

Motion: To approve the proposed field changes in accordance with the letter from graves Engineering dated 9/14/15, W. Whittier
 2nd: S. Paul
 Vote: 5-0-0

Forest Edge Update:

Jon Bruce was present to tell the Board the work on the entrance walls is about 50% complete, he has applied for a wiring permit for the lights and has received a job # from national Grid but is waiting for their final approval and he is in the process of negotiating a contract for the installation of lighting, sidewalks and finish paving. His contractor assures him this work will be completed this year. Bruce Akerley of 106 Ariel Circle confirmed the sidewalk will stop just before the final shared drives on the right hand side, but the top course paving will extend beyond this driveway so existing residents are exiting onto finished paving.

Correspondence/Other:

J. Hager noted the Citizen Planner Training Collaborative annual sessions are upcoming and asked any members who wish to attend to let her know.

Public Hearing – Public Shade Tree -3 Uxbridge Road

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

The Planning Director noted this public hearing is to discuss the potential removal of 8 compromised trees on the Town Common, not to discuss proposed parking spaces along Uxbridge Road and Church Circle. She noted these two projects are not related and added the installation of parking spaces is outside Planning Board jurisdiction and will be an operational/policy issue decided by the Town Administrator and Board of Selectmen. For informational purposes only, she added she had recently been informed the proposed spaces are within the roadway right of way for these roadways and are not part of the Common itself.

J. Hager read the report from Arborist Ron Despres who is also the Millbury Tree Warden that recommended the removal of eight trees on the common for varying reasons related to health and safety. She noted there is absolutely no desire to remove trees but these trees have been under observation for several years and their condition is at the point where they are an imminent liability. For example she noted during the inspection Mr. Despres probed the base of large beautiful beach in from of the church with a 3-4' long probe and it "went in like butter" with absolutely no force applied.

W. Whittier noted there ae other roadside trees the Town owns that appear in worse shape and asked why the Town isn't dealing with those. J. Hager noted the Town actually establishes a yearly work plan for tree pruning and removals and does quite a lot of work. She noted however that the tree care budget to care for well over 10,500 public shade trees is only \$25,000 annually and work on one tree is an average of \$700 - \$1,100 dollars. She noted the Town works with National Grid and MassDOT to take care of problem trees whenever possible. The difference with trees on the Common is that the Common is the site of numerous events and people regularly use the Common making the chance of a tree incident much higher than a roadside tree issue.

A. Pizzi of 19 Westview Drive a member of the Historic Society and Joyce Smith of 34 Bond Hollow Road also a member of the Society expressed grave concerns with changes to the Common.

R. Nunnemacher of 24 Singletary Avenue noted there is an additional tree behind the Town Hall dumpster that should also be removed for safety purposes. He added that if parking is added against the back of existing benches there will not be enough room for effective snow removal without regularly breaking the benches.

Brian Stevenson of 664 Central Turnpike, also a member of the Historic Society said the song “Pave Paradise” is perfect for this situation he read a letter the Society had sent to the Town Administrator opposing parking on the Common and noted once this strip of land is gone you can’t get it back. He noted the mission of the Society is to preserve the history of the community and expressed the uniqueness of Sutton. He stressed there are other options for parking that should be considered.

Keith Downer of 334 Boston Road, Chairman of the Historic Commission stated while the commission has no issues taking down trees that are a potential hazard the parking change can’t be done by executive order and amounts to a “taking” that requires public concertation prior to action.

J. Smith noted that the historic description of the Town Common extends from the Church all the way to the western edge of the cemetery including Uxbridge Road and Town Hall.

John Belculfine of 75 Leland Hill Road said the Planning Board should be involved in this type of planning and she suggested the Police should be posting no parking signs and ticketing people for parking on the Common now.

Motion: To recommend that trees be removed on the Common in accordance with the recommendation of Ron Despres dated August 31, 2015 and that the Board revisit the area in the Spring for discussion about replacement plantings if appropriate, R. Largess
2nd: W. Whittier

There was discussion about timing of the work. Mr. Despres noted the trees need to come down sooner than later but if the Town wants to wait until the ground freezes so there will be less mess that should be fine. W/ Whittier suggested possibly after the Chain of Lights.

Vote: 5-0-0

Motion: To close the public hearing, R. Largess
2nd: J. Anderson
Vote: 5-0-0

The Board briefly discussed the plan for parking on a portion of the Common. Options for parking at the old High School parcel to the north of the Sutton center Store, or south of Halls Mills House or at the Church were discussed. It was noted these more remote it could be primarily for Town employees leaving closer spaces for others. The Board asked the Planning Director to send a memo to the selectmen recommending a public process before any decision is made on the parking situation.

40B Discussion – Tom Wickstrom

The Planning Director noted that Attorney Wickstrom had contacted her to say his client isn’t ready to move forward with discussion at this time. The potential parcel to be discussed is located at 191 Hartness Road.

Public Hearing (Cont.) – Tefta Drive

J. Hager she spoke with the engineer about their options and the Board's desire to have the project withdraw since no new information has been provided for some time, but she has not received a request to withdraw. S. Paul said the Board should disapprove the project, but J. Hager noted the law requires detailed grounds for disapproval.

Although they did not want to continue the hearing they were left with no other good choice. They asked the Planning Director to make sure the project was proceeding, or a request to withdraw is in hand, or detailed grounds for disapproval are ready for the next meeting.

Motion: To continue the hearing to November 2, 2015 at 7:05 P.M., R. Largess

2nd: W. Whitter

Vote: 5-0-0

Motion: To adjourn, W. Whittier

2nd: R. Largess

Vote: 6-0-0

Adjourned 8:36 P.M.