

Sutton Planning Board  
Minutes  
March 7, 2016

Approved \_\_\_\_\_

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

**General Business:**

Minutes:

M: To approve the minutes of 1/22/16 as amended, R. Largess

2<sup>nd</sup>: W. Whittier

R. Largess stated the fines for scenic road violations are too low. J. Hager noted they are capped by State law.

Vote: 5-0-0

Filings: None.

Form A Plans:

Century Farm – Gilbert – lot revision & possible driveway action: Tabled to future meeting.

Correspondence/Other:

J. Hager reminded the Board about the upcoming Citizen Planner Training Collaborative and noted there are many good sessions and excellent presenters.

**Public Hearing – Definitive Subdivision – 295 Manchaug Road - Conte**

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

Liz Ennis from Graves Engineering representing the applicants reviewed the proposed project with the Board. It consists of an 18' private driveway with two house lots. Several waivers are being requested. She noted the project was modeled on a previously approved subdivision off Lackey Road, Journeys Rest. It was noted that there are engineering comments and various departmental comments that need to be addressed, but Ms. Ennis wanted to see if the Board had any input on the project as well as if the abutters have any commentary.

J. Hager stated the main issue seems to be the grade of the roadway which is excessive. Ms. Ennis noted the grade is constrained because the house on the lot adjacent to the subdivision is accessed via what will become the new roadway and the septic system for this home is located on the subject lot with piping that crosses the proposed roadway at a set elevation. The grade was also set to the proposed elevation to maintain the connection to the driveway for this home.

Robert Nunnemacher of Singletary Avenue asked for Ms. Ennis' credentials. She stated she is a Professional Engineer. He asked if a full perimeter survey was performed? She stated one was performed but not by her as she isn't a land surveyor. Mr. Nunnemacher noted issues with the lot boundary markers and locations and concerns with the definition of lot width and whether this plan meets the definition. J. Hager demonstrated the application of the definition, verifying these lots meet the definition.

Alyse Aubin of 241 Manchaug Road who abuts this site had concerns with the property markers as well and stated she wants the line between her property and the subject property marked in the field as she noted several of these markers appear to have been removed.

Mark Hester of 297 Manchaug Road stated his abutting retreat lot and the subject lot used to be one parcel. When the land was divided a frontage variance was needed. The Zoning Board of Appeals granted the variance but they placed a restriction that only one home could be built on each lot. He noted he bought his lot partially because he was assured only one home could be built on this lot and now a road and two houses are proposed. J. Hager believed the ZBA was only trying to restrict the retreat lot, but noted there is case law on both sides of the issue of whether previous permits and restrictions can be usurped by a subsequent legal application, but the applicants will have to provide their argument for why this restriction does not apply. Ms. Ennis noted her clients were not aware of this restriction when they bought the land and have sought a legal opinion on the issue.

Joyce Smith of Bond Hollow Road, Chairman of the Conservation Commission noted this project has been filed with the Commission, but they cannot move forward until the Planning Board decides if they will require any major revisions, as the Commission does not want to make a decision which may need to be revised immediately after.

J. Hager asked the Board if they would like to provide Ms. Ennis with input on the requested waivers? The majority of the Board felt the legal issue with the variance restriction needs to be cleared up before they can move forward.

Motion: To continue the public hearing to March 21, 2016 at 7:10 P.M., W. Whittier  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

### **Public Hearing – Special Permit – 17 Gilmore Drive – Source International**

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

Attorney Todd Brodeur from Fletcher, Tilton & Whipple was present on behalf of his clients from Source International, President Dave McGlynn, Comptroller David Hall, and VP of Operations Eric Mueller. Attorney Brodeur explained as a result of their recent merger, Carquest has vacated their building at 17 Gilmore Drive and has been seeking a tenant.

Source International is interested in occupying the entire building, about 117,000 s.f. They were founded in 1982 and are located in Shrewsbury. They manufacture, warehouse and distribute seating to corporate clients. Their typical hours of operation are 7 AM to 4:30 PM. They need about 58 parking spaces and 150 are available. Approximately 5 tractor trailers will come and go daily. No exterior changes, other than signage, will be made to the building or site.

The Board reviewed departmental comments. It was noted Fire Department comments will be handled in the Building Permit stage.

R. Largess welcomed the company and noted they need only deal with safety department comments. W. Whittier stated he felt the company was a great fit.

M. Sanderson noted the Shrewsbury location is nicely run. She asked if there will be exterior dumpsters. She also asked for a definition of “contract seating” a term used in the application. It was noted there is little waste and any will be contained in the building or a screened exterior dumpster. Contract seating is usually specified by an architect in the process of “fitting out” a new building or renovation of a building. Recent clients include Keurig and Netflix. The seating the company produces is usually a higher price point that is not available to retail customers.

S. Paul asked if there were any fumes? There are no fumes, finishes are water based.

J. Anderson stated the proposed use fits well in the Park.

W. Baker noted the application was very complete and clear.

W. Whittier asked how many company vehicles they have and where they will be domiciled. They have two company vehicles that will pay excise in Sutton.

Robert Nunnemacher of Singletary Avenue asked if the Tax Increment Financing is still in effect?

J. Hager stated the term of the TIF ran out in 2013. It was noted Source will be leasing the entire building although when the application was made they thought they might occupy slightly less space.

The Board reviewed the criteria for grant of a special permit for this manufacturing use with associated warehousing and distribution and found the following:

1. The site is appropriate for the use as it is zoned for manufacturing business and is currently surrounded by other similar businesses.
2. Adequate water and sewer capacity exist to serve this use.
3. The effect of the use upon the neighborhood will be minimal as the business has limited hours of operation, operations are largely internal creating limited external noise and no fumes, and traffic generation is minimal.
4. No nuisance or hazard will be created to vehicles and/or pedestrians as parking and circulation is well designed, truck trips are very low, and the business has immediate access to an interstate highway.
5. The existing building and site are adequate and appropriate for the proper operation of this business.

Motion: To grant the Special Permit for manufacturing with associated warehousing and distribution for Source International with the following conditions: R. Largess

1. Receipt of all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments.
2. Compliance with comments from the safety departments.

2<sup>nd</sup>: W. Whittier

Vote: 5-0-0

Motion: To waive Site Plan Review, R. Largess

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

Vote: 5-0-0

Motion: To close the public hearing, W. Whittier  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

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

Adjourned 8:10 P.M.