

Sutton Planning Board
Minutes
July 11, 2016

Approved _____

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

W. Baker acting in place of S. Paul.

General Business:

Board Reorganization:

Motion: To appoint W. Whittier as Vice Chairman and confirm the prior vote of S. Paul as
Chairman, R. Largess
2nd: J. Anderson
Vote: 5-0-0

Minutes:

M: To approve the minutes of 6/20/16, J. Anderson
2nd: W. Baker
Vote: 4-0-1, R. Largess abstained as he was not present, M. Sanderson voted as she has viewed the
meeting.

Filings: The Board acknowledged the legal filing of an application for two common driveways on the former Fedorscik Farm on Putnam Hill Road as well as an application to modify an approved retreat lot at 49 Putnam Hill Road to reduce the acreage.

Form A Plans:

The Board reviewed a plan showing a parcel being transferred from 71 Central Turnpike to 73 Central Turnpike. The conveyance makes lot frontage conforming for #73 and creates no new non-conformities on either lot.

Motion: To approve the Form A plan dated 7/11/16 showing a conveyance of land from 71 to 73
Central Turnpike, R. Largess
2nd: J. Anderson
No comments from the audience.
Vote: 5-0-0

Waiver Site Plan Review – 12 John Road Units A/B –

Mr. Tim Mullen was present to discuss his proposed business with the Board and ask for a waiver of Site Plan Review.

He stated he is currently located at 11 Depot Street in South Grafton and operates as Diamond Thermal Systems. He has been acquired by Brace a national leader in this industry. He has run out of space on Depot Street. He will be designing and installing insulation systems as well as pipe and tank electric heat tracing systems and providing related and un-related scaffolding services primarily in southern New England.

He will employ 5-6 people to start and hopes to grow to 10. There will be 1-2 pickup truck with attached flatbed trips per day and 1-2 box truck deliveries each week.

The immediate past tenant in this space was HMEA. Challenged adults were dropped off at this location for work assignments around the area and office functions for training and job assignments were conducted here. The proposed operation will be office use as well although with less traffic, and the remainder of the space will be warehouse space generating less traffic and parking needs.

The Planning Director confirmed there is more than adequate parking on the site for existing and proposed users in this multi-tenant structure.

R. Largess noted the Town requests that all company vehicles regularly at this site be domiciled in Town. W. Baker welcomed the company and asked when they intend to open? Mr. Muller stated they will likely be operational by October 1st, if not sooner.

Motion: To waive site plan review and allow the use of units A/B at 12 John Road to be used as office and warehouse space for John Road LLC with the following conditions: R. Largess

2nd: M. Sanderson

There were no comments from the audience.

Vote: 5-0-0

Correspondence/Other:

Lorden Propane Landscaping: Ted Lorden was present to update the Board on the status of landscaping at his site at 63 Route 146 and ask them to allow a reduced amount of landscaping in exchange for the other improvements he has made to the site.

He stated they encountered copious amounts of ledge on the edges of the site and large boulders in the middle of the site. He asked that he be allowed to maintain the existing amount of landscaping on the site with some minor additions. He stressed he has expended significant amounts of money encasing the tanks in block walls and adding graphics to the exposed ends instead of just leaving a big grassy/weedy mound of dirt over them surrounded by tons of crash bollards. He has also tried to work with the ledge areas hammering out areas for a few trees and adding annuals and perennial plantings around outcroppings. He also upgraded the sitting area significantly and change out most of the bituminous berm to granite.

A few field changes were also made to the site including the elimination of landscaping bump outs in the parking area and at the East end of the building.

He added that proposed plantings on the large island south of the building will block the focal point around the front door that he created architecturally and by adding a clock over the door. He would also like to make the sign stand out on the large island adjacent to Route 146 and would therefore like to gather required plantings around the sign along with perennial and annual flowers. He also noted he changed over a lot of the Cape Cod berm to granite curb. Lastly he has the parcel to the East under agreement and intends to continue to work the terrain between this site and that site to level it out at which point he intends to loam and seed it and perhaps plant some trees and shrubs in this part of the site.

The Board discussed the request and agreed on the following:

- Due to ledge, all additional landscaping around the edges of the site can be eliminated except for one ornamental tree, like a pear, to be planted to the south of the entrance curve.
- In order to maintain the line of site to the front door, all additional plantings on the large island in the parking area can be eliminated except for a low growing landscape bed to be placed at the southwest corner of this area and similar in size to the bed shown on the north west corner of this area on the originally approved plans.
- As current plantings around the building are adequate, no additional plantings are required.
- To maintain visibility to the proposed sign on the island adjacent to Route 146, all low growing plantings shown in this area on the original plan can be clustered with an assortment of perennial and annual flowers in a planting bed around the sign once installed. The two trees shown on the

approved plan shall be installed but the species can be changed, and/or the sign shifted toward the road, to make sure it isn't blocked.

- Once earthwork to the east of the building is completed, the area should be appropriately loamed and seeded and trees and/or plantings appropriately located so it does not appear "barren".

There were no comments from the audience.

Motion: To approve adjustment to the Site Plan and landscaping as discussed, R. Largess
2nd: W. Baker
Vote: 5-0-0

Public Hearing (Cont.) – Subdivision & Retreat Lot – Tefta Drive

The Board reviewed correspondence from Mr. Callahan requesting a continuance of this public hearing as issues were not resolved due to vacations, etc. He was present to address any questions.

Motion: To continue the public hearing to August 22, 2016 at 7:10 P.M., R. Largess
2nd: J. Anderson
Vote: 5-0-0

Motion: To adjourn, W. Whittier
2nd: J. Anderson
Vote: 4-0-0

Adjourned 7:40 P.M.