

Sutton Planning Board
Minutes
May 18, 2017

Approved _____

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

J. Anderson, Acting Chairman. Wally Baker acting as full member in place of S. Paul.
W. Whittier present but not acting as a Board member.

General Business:

CEC Solar – Site Plan Amendment (Field Change)

Doug Carton of CEC Solar was present with an amended site plan showing landscaping changes that resulted from the discovery of significantly more rocks and boulders during construction that were indicated by surface conditions pre-construction. Charlie Robert of M & W Energy, the site contractor, was also present.

At the previous Board meeting abutter concerns included leaving large unkempt piles of rocks on the property that would grow up with bittersweet that would potentially spread to abutters land, and that would also become a problem for the Town if the Town had to pull bonding for site restoration.

W. Baker and J. Hager took another site walk recently and noted that there appeared to be ample room closer to the installation security fencing to relocate larger rocks/boulders leaving more separation to property lines.

There was discussion relative to silver instead of black chain link fence, removing some rocks from the site, the amount of restorative plantings, and the way rocks/boulders should be relocated and placed as well as slope restoration.

The Board agreed to approve the proposed field changes to the site plan with the following conditions:

1. The section of chain link fence that was supposed to be black must be switched out as agreed to in the field with a Planning Board representative.
2. Up to an additional 15 mountain laurel may be required after the initial plantings are installed and viewed on site by a Planning Board representative.
3. All rocks smaller than 5' must be buried and/or up to 40 yards must be removed from the site.
4. Remaining larger rocks and boulders shall be relocated and lined up neatly in rows parallel to and starting 10-12 feet from the security fencing then moving out toward the property line so as to provide the maximum buffer area to the southern property line. In no case shall the buffer be less than 100' to the south west property corner or 50' to the south and west property lines.
5. All disturbed areas will be smooth graded and seeded with slope mix.

Whittier Farms – Waiver of Site Plan Review – temporary wood storage – Town Farm Road

Wayne Whittier of 7 Douglas Road was present to request a waiver of site plan review to allow temporary storage of logs and wood chips on approximately 3 acres of land at 122 Town Farm Road.

Mr. Whittier stated that a while back he hired Hurley Firewood & Land Clearing to clear approximately 20 acres of land off an access road on the north end of the property. Hurley recently approached Mr. Whittier to ask if they might barter services by allowing Hurley to store approximately 250 cords of 12-16' long logs and approximately 3500 yards of wood chips on a portion of the 20 acre cleared area in exchange for Hurley stumping the cleared area and grinding and removing the stumps. Loads of these products would come and go as the market needs them until they are gone. It is expected they will not need the site longer than the end of 2019. No processing of off-site materials will be taking place on this 3 acres.

J. Hager noted the Building Commissioner felt these are both agricultural uses, as forestry/logging is an agricultural use, but seeing as the majority of the wood products to be kept on the site were not generated on the site and the area being used for wood in less than 5 acres, per the Town's bylaws he felt that Whittiers should at least request waiver of site plan review. He also stated he felt trucks should be restricted during school bus hours. This time frame was quantified as typically from 6:30 -8:30 AM and 2-3:30 PM.

Mr. Whittier noted the location will not be visible from any roadways as it is about 1,000' off Town Farm Road with trees in between. He noted when the 20 acres was cleared there were no complaints and you really couldn't hear the operations at the road.

John Whittier added that they typically run 10-15 trucks seasonally in and out of this access now hauling products grown on the adjoining field and have had no complaints. Samantha Whittier asked why trucks would be restricted when no school buses use Town Farm Road and other large vehicles are not otherwise restricted from this or other Town roads? J. Hager stated just because school buses don't use Town Farm now doesn't mean this cannot change in the next two years. She also noted the size of a log truck or 1000 yard chip trailer is far different than most vehicles typically on residential roadways, especially ones that are narrow, winding and have tough turns at intersections with other roadways. It is the Board's job to use reasonable caution when approving uses with this type of very large vehicle. The Board stated they would likely not allow trucks to exit toward West Sutton Road.

Robert Nunnemacher of 24 Singletary Avenue asked why this agricultural operation isn't exempt. J. Hager re-stated agricultural operations of under 5 acres and where the majority of products were not produced on the site are not exempt. Mr. Nunnemacher added that if the Board doesn't require a hearing they are asking for trouble. He noted there are several newer homes on the narrow roadway and others that trucks must go by and these will be large trucks. W. Whittier noted they have had many of the same neighbors for over 20 years with no issues or complaints.

Motion: To waive the requirement for a site plan and drainage calculations but require a public hearing, R. Largess

2nd: M. Sanderson

Vote: 4-0-0

Motion: To adjourn, R. Largess

2nd: M. Sanderson

Vote: 4-0-0

8:15 PM