

Sutton Planning Board
Minutes
July 24, 2017

Approved _____

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

General Business

Minutes:

Motion: To approve the minutes of 7/10/17 as amended, J. Anderson
2nd: R. Largess
Vote: 4-0-1, W. Whittier abstained as he was not present

Filings: None

Form A Plans: None

Correspondence/Other:

Board re-organization/CMRPC Delegate

Motion: To appoint W. Whittier as Chairman, J. Anderson as Vice-Chairman and W. Baker as
CMRPC delegate, S. Paul
2nd: R. Largess
Vote: 5-0-0

AG Articles – J. Hager reported the Attorney General’s Municipal Law Unit has approved the temporary moratorium on recreational marijuana and the medical marijuana regulations, but continues to review four additional articles from the Spring Town Meeting. They must complete their review by 8/14/17.

Public Hearing – Site Plan - 263 Purgatory Road – Borrego – 2MW ground mounted solar generating facility

The applicant has requested a continuance. J. Hager stated Borrego has not been in contact with Northbridge Planning and recommended more than a 2 week continuance.

Motion: To continue the hearing until 8/21/17 at 7:05 PM, S. Paul
2nd: J. Anderson
There was no public comment.
Vote: 5-0-0

Public Hearing (Cont.) – 489 Central Turnpike – Sutton Police Station

The following individuals appeared before the Board to continue presentation of the plan and answer questions about the project:

Jeff Howland, P.E., President, JH Engineering Group, LLC

Matt Salad, AIA, NCARB, Project Architect, Tecton Architects
Jeff McElravy, Principal, Tecton Architects
Neil Joyce, Owners Project Manager, Construction Monitoring Services Inc.
Police Chief Denis Towle

Concerns/comments:

J. Howland continued with the overview of the proposed site that began at the last meeting. He noted the following:

Test pits had been dug on the site in the last week confirming the old restaurant foundation was filled with rubble that will be removed.

Informal test pits were also dug in the leach field area and showed sandy soils and adequate depth to groundwater.

All existing impervious will be removed from the site. Overall impervious area will be reduced 3,000-4,000 s.f.

The well on site will not be re-used and the Police Station will not be considered a public water supply as far less than the number of daily and occasional users will be in the building than DEP public water requirements.

The front door has been oriented to align with the center of the intersection of Central Turnpike and Putnam Hill Road.

Architectural plans and renderings show the base bid conditions which does not include the drive through sally port. (secure location where prisoners are received)

The canopy in the rear parking will shield vehicles during inclement weather. Proposed solar panels are an alternative bid. The grades will mostly conceal rear parking.

The fire suppression system includes 6 cisterns.

Conservation Commission commentary to date has resulted in narrowing the majority of the eastern driveway by 8' and making it one way past the public parking to pull it further from the wetlands and adding a storm sceptor drain unit to pre-treat water coming in through the existing drain pipes before flow is piped to the wetlands.

There is a sidewalk going out to the intersection because crosswalks exist in the intersection.

Per directive the engineer was given the building is not in the setbacks, but some parking and circulation is in the setbacks.

Mr. Howland briefly reviewed the waiver requests.

M. Sanderson asked about the gas easement that shows on some plans. Mr. Howland noted Andrews Survey had contacted the current owners and asked them to locate the pipeline but they are unwilling. They have stated the pipeline is abandoned and at most contains nitrogen. The grade is being raised within the estimate pipeline location. In response to a question about restriction on what you can do over an abandoned pipeline, M. Linder of 512 Central Turnpike noted this pipeline also runs through his property where it is only 19-24" deep. The company came and located the line on his land and he had to put a concrete pad with rebar over the line to protect it.

Michael Dufresne of 11 Rebekah Lane asked about the Police Station not being a public water supply. It was explained a minimum of 25 non-transient users need to be in the building each day to make the well a public water supply well. J. Hager explained non-transients are employees there each day which Chief Towle has estimated at only about 11-12. It is also anticipated that transient users, those people who may stop in to do business from time to time, will be well under the DEP threshold of 65 persons daily.

R. Nunnemacher of 24 Singletary Avenue asked if Dig Safe was contacted to mark existing utility lines? It was confirmed they were contacted and also did not mark the gas line location. M. Linder stressed the proponent must contact this type of line owner, it isn't going to be located via Dig Safe.

Architect Matt Salad explained the different bidding alternatives for this project like having a two bay sally port and a bay for minor maintenance and temporary storage of impounded/ vehicles for processing as well as solar parking canopy vs. a rubber roof parking canopy. Chief Towle stated vehicle repairs are not done on site now, he added the repairs they are talking about are radio and tire repairs, not oil changes and transmission work, etc. These types of things will still be done off site.

R. Nunnemacher asked if the engineer is using old perc and water table info in their design. It was re-stated that informal test pits had been dug this week and showed amenable soils and adequate separation to water table. M. Linder was adamant that there was no way the soil was sandy and suitable as all other soil in the area is full of clay. J. Howland stressed the pits showed what they showed and even though this type of soil would result in a simpler Title V system, the Board of Health asked that a more conservative 30 minute perc rate be utilized which is what they have done. M. Linder stated he had engineered plan and test pit information that shows big discrepancies with what is being stated.

W. Whittier asked about the separation to ground water. A 7' separation will be provided and a 4' separation is the requirement. The building is being raised to ensure a good separation to groundwater among other things. There will be a 20% grade over the septic system, a Presby drop down system, designed for 1,050 gpd of flow.

In response to a question from S. Paul, Chief Towle apologized that the existing square footage he gave at the last meeting was incorrect. The Police currently have about 6,100 s.f. of operational space.

M. Sandesron expressed concerns with snow storage in places and noted there would just be less issues with a smaller building. It was re asserted that the size is based in a programmatic study using solid representations of the needs of the department for the next 30+ years. Increases in space include lacking or undersized components like training classrooms, cell block requirements, communication centers, evidence storage, interview space etc. The Chief offered as he has in the past to take anyone on a tour of the existing station to see the inadequacies. He noted the department can't even attempt to become accredited as they can't provide for even basic needs like housing a juvenile. He stressed the goal is to build it right and build it once.

W. Whittier expressed his concerns with this site being further West where there is little development. He felt the site was being utilized only because it is a site the Town owns, not because it's the best site. The Chief stated there is no perfect location but this is a good one and he intends to see it through.

M. Linder stated this plans requests many exceptions from the bylaws and that he couldn't get this approved if it was his project, he worried this sets a precedent.

M. Linder asked J. Howland how catch basin #4 functions? J. Howland stated the elevations are a typo and he is aware this as well as CB # 3 & 5 need to be adjusted. J. Hager noted the grades are very tight on this site leaving very little room for error during construction. While the risk is puddling and icing for the most part, the design team really needs to review the grades carefully and reduce these risks.

M. Linder expressed additional concerns with the yard drain to the west of the building getting plugged and water backing up into the building, the available room for backing and circulation within the parking lots including to empty the dumpster, discharge to the wetlands and the abutter's property, snow storage, and the lack of detail for the proposed cisterns. The Board asked Mr. Linder to submit a list of his concerns.

J. Howland stated the same amount of site drainage is going where it always went and they are proposing rip rap channel and spreaders, stormceptor units and other means to clean and attenuate the flow so its impact is the same or less.

The Board reviewed waiver requests:

IV.A.4.a. – Sign size – This topic was discussed and tabled.

VI.B.3. Table 5 - Eliminate loading space requirement as the department doesn't need one as the largest delivery they receive is a FedEx or UPS truck. However, there is still ample space to accommodate a larger truck if one ever needed to utilize the site.

Motion: To grant the waiver to eliminate the loading space having found it isn't necessary on this site although space does exist for larger delivery vehicles, R. Largess

2nd: S. Paul

Vote: 5-0-0

IV.B.4.k. – Allow parking and circulation in the setbacks consistent with the prior use on the site and to keep the building farther from the wetlands. M. Linder again stressed precedent. J. Hager stated anyone can claim a precedent is being set but the fact is unless a site is nearly identical there just is not real risk of setting a precedent. She noted the Board granted a waiver for parking and circulation in the setbacks several times in the past including for Pleasant Valley Crossing and yet no one is using that as a precedent for their requests.

Motion: To grant a waiver to allow parking and circulation in the setbacks, R. Largess

2nd: S. Paul

Vote:

IV.B.5. – Waive landscaping requirements as they are not being strictly adhered to within the interior of the parking areas for ease of maintenance, although there is more than compliant landscaping on the overall site.

Motion: To grant a waiver from landscaping requirements having found the intent has been met, R. Largess

2nd: S. Paul

Motion: To amend to waiving only interior lot landscaping requirements, M. Sanderson

2nd: J. Anderson

Vote: 5-0-0 (on amendment)

Vote: 5-0-0 (on waiver)

IV.C.4. – Waive requirement for smaller plan size in favor of utilizing a 30' X 42' plan size for architecture that adequately shows the whole site.

Motion: To grant a waiver to allow a larger plan size, S. Paul

2nd: J. Anderson

Vote: 5-0-0

IV.C.4.k. – Waiver to eliminate providing anticipated cut and fill volumes. The design team was hesitant to provide these volumes as they didn't want potential bidders to use the figures to their benefit if they are off a little. J. Hager stated it's important to at least know roughly what areas of the site will be raised and lowered and it what rough quantities. This information will be provided.

IV.C.1. – Waive requirement to show existing conditions on the landscaping plan. The existing conditions are shown on their own plan for clarity.

Motion: To grant the waiver to show existing conditions on their own plan, S. Paul
2nd: J. Anderson
Vote: 5-0-0

IV.C.n. – Waive requirement for traffic study as the traffic generated by this use will be minimal.

Motion: To grant the waiver from providing a traffic study, S. Paul
2nd: R. Largess
Vote: 5-0-0

Ceilings in the basement are shown at 14' – why? This height is necessary in the cells and is also helpful in the gym/fitness area.

Conservation issues are important on this site. That hearing has been continued to 8/2/17.

Motion: To continue to 8/7/17 at 7:05 PM, R. Largess
2nd: S. Paul
Vote: 5-0-0

Motion: To adjourn, R. Largess
2nd: S. Paul
Vote: 5-0-0

Adjourned 9:07 PM