

Sutton Planning Board
Minutes
August 7, 2017

Approved _____

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

W. Baker acted as a full member in place of S. Paul who was absent.

General Business

Minutes:

Motion: To approve the minutes of 7/24/17, R. Largess

2nd: M. Sanderson

Vote: 4-0-0

Form A Plans: None

(J. Anderson arrives)

Request to Waive Site Plan Review – Keller William Realty – 146 Route 146

Jill Courville of Keller Williams was present to answer any questions relative to the request to waive site plan review to allow Keller William realty to maintain an office in the space adjacent to Tony's Pizza. The space was previously occupied by an insurance company office. The Board noted this isn't really a change of use and in discussion it was noted this office will likely have less traffic than the insurance company.

Motion: To waive Site Plan Review, R. Largess

2nd: W. Baker

Vote: 4-0-1, J. Anderson abstained as he had just arrived.

Request to Waive Site Plan Review – Vapors Paradise – 176 Route 146

Mark O'Connor and Mathew Marcoux were present to answer questions relative to their application to waive Site Plan Review to allow Vapors Paradise to run a retail store in the multi-tenant building just to the south of Sutton Plaza and PV Road in front of the Highway Department. M. O'Connor has a current retail location in Milford and M. Marcoux currently manufactures the liquid that goes in the devices in New Hampshire. Mr. Marcoux noted their product eliminates over 200 chemicals that can typically be found in cigarettes as their product contains only nicotine. He stated these are often cessation devices. They will not be manufacturing products at this location, only retailing. Unlike the previous request this is a change of use as the previous tenants here were office uses, not retail. J. Hager noted the applicants have the previous Site Plan which has not changed and shows plenty of parking.

Motion: To waive Site Plan Review, R. Largess

2nd: J. Anderson

J. Hager added even though Site Plan Review can be waived if appropriate, it would appear this use also needs a Special Permit and she is not aware of a process by which this can be waived. While the Board saw no major impact with the use, they agreed a Special Permit for the use must be obtained as they must treat all similar uses consistently. R. Largess and J. Anderson withdrew their motion and second as there was no point in waiving the Site Plan hearing when they will be before the Board regardless.

M. Sanderson stepped off the Board as she was one of the immediate past owner of this property.

CrossFit – Request to delay landscaping and dumpster fencing

The Board reviewed a written request from Perry Patramanis asking that the Board allow him until September 1 to install fencing around the dumpster and until October 1 to get in all landscaping. He would like to open shortly but does not want to install the landscaping while it is still so hot. He is also waiting for the paving behind the building to be completed so he can get in the dumpster fencing. He also asked if he can change the chain link fence with privacy slats dumpster enclosure to a wood fence. It was noted the only reason a chain link enclosure was allowed was because it was behind the building and if Mr. Patramanis wants to change this to wood that is fine as long as it is properly maintained. As with other similar situations the cost of this work needs to be placed in an escrow account to ensure the work can be completed by the Town if the applicant does not get the work done in a timely manner.

Motion: To allow the applicant until October 1, 2017 to install landscaping and a wood fence enclosure around the dumpster. The applicant must provide estimates and place these funds in an escrow bond account with the Town before they are allowed to open their business, R. Largess

2nd: J. Anderson

Vote: 4-0-0

M. Sanderson returns to the Board.

Use Determination – wood/chip storage and transfer – 7 Kamaitis Road

Landowner Paul Watts and perspective tenant Ted Soini were present to ask the Board for a use determination to locate Mr. Soini's business at this location. Mr. Soini does land clearing and needs to haul logs and wood chips into different states. However the State of Connecticut has a 80k weight limit while Massachusetts allows 100k, therefore they must off load 20k of weight before they can travel into CT to avoid fines. They would like to use a 3 acre portion of this 8+ acre site for this use. The materials would be stockpiled openly on the site and approximately two trucks would be housed at the site overnight. There would typically only be a few trips on and off the site daily. The site was previously the parking and dispatch location for 60 AA Transportation school buses.

J. Hager stated she wasn't entirely certain if there is a use category that covers this use which is part trucking, part agricultural product transport, and part open warehousing.

W. Whittier felt the use could fall under the following sections: G.3., G.8., or F.3., although he added G.8. is not allowed in the B-2 district where this use is proposed. He added he felt this use was truly a landscape contractor just outside our usual sense of what this is. Mr. Soini is altering the landscape and what he wants to do on this site which does not involve processing, simply storage of natural products, is no different than a traditional landscape contractors storage of natural products and equipment. The majority of the Board concurred and Mr. Watts and Mr. Soini were directed to the Zoning Board of Appeals who must grant as Special Permit for this use. Afterwards the applicants can return to the Planning Board and review the public process they went through with the ZBA and the Board can consider if a Site Plan Waiver is appropriate.

Endorse Site Plan – National Grid – 1152 Main Street

Motion: To endorse the Site Plan for the solar canopy installation over the National Grid maintenance yard dated 4/21/17, R. Largess
2nd: W. Baker
Vote: 5-0-0

Filings:

Accessory Apt – 14 Old Tavern Lane

Vapors Paradise – 176 Route 176

The Board accepted the legal filing of these applications.

Joyce Smith of the Conservation Commission interjected that the applicants for 14 Old Tavern Lane need to also come before the Planning Board.

Correspondence/Other:

J. Smith of the Conservation Commission informed the Board that there appears to be significant wetlands in the middle of the panel locations for the solar project proposed of 263 Purgatory Road. J. Hager thanked her for the shared communication.

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

J. Hager read a request from the Town Administrator to continue this hearing to 8/21/17 to allow time to make changes recommended during the Conservation Commission process. J. Smith of the Conservation Commission interjected some of the changes came from concerns like the fact that it appears there is flow from 23 catch basins tied into the drainage line coming off Central Turnpike that outlets into this site that must be addressed.

Motion: To continue the hearing to 8/21/17 at 7:40 PM, R. Largess
2nd: J. Anderson
Vote: 5-0-0

Bylaw Changes (potential) October 2017

J. Hager reviewed the list of potential fall bylaw changes adding that at least draft articles must be submitted to the Town Clerk by August 17th. Potential changes included the following:

Adding additional areas in West Sutton to the Village Center Overlay District

Enacting a recreational marijuana establishment prohibition consistent with the prohibition Sutton voters enacted in May at the election.

Specifically allowing for municipal facility signs in all districts.

Clarifying the process to alter nonconforming structures on non-conforming lots at the request of the Building Department.

R. Largess noted recreational marijuana businesses will be located in adjacent towns and wondered why we didn't need or want this potential revenue.

J. Hager noted she would review her list of bylaw issues that have come up in the past to see if any other changes may be necessary and asked the Board to let her know if they think of other articles that should be addressed this fall. It was noted sign bylaw changes will be made but that a comprehensive process will be undertaken that will start this fall with a goal of bringing forward comprehensive changes next fall.

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Motion: To adjourn, R. Largess
2nd: M. Sanderson
Vote: 5-0-0

Adjourned 8 PM