

Sutton Planning Board
Minutes
September 25, 2017

Approved _____

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

W. Baker acted temporarily as a full member in place of R. Largess who arrived late.

General Business

Minutes:

Motion: To approve the minutes of 9/11/17, J. Anderson

2nd: M. Sanderson

Vote: 4-0-1, S. Paul abstained as he wasn't present at this meeting.

Filings: None

Form A Plans: None

(R. Largess arrives, W. Baker returns to Associate status)

Discussion – Yield Determination (# of allowed lots) - Stockwell Farm – Leland Hill Road:

Travis Brown of Andrews Survey & Engineering returned with plans amended in response to discussion at the Board's last meeting to again request a yield determination from the Board relative to a potential open space subdivision off Leland Hill Road.

The yield plan now showed a standard seven lot subdivision with entrances on both Leland Hill and Dodge Hill Roads and no interior cul-de-sac. The roadway system and number of lots had been reduced in response to commentary about both roadway and lot grades.

Mr. Brown also showed the Board revisions to the likely open space subdivision layout which only includes four lots of about an acre and one standard Form A lot off Dodge Hill Road.

J. Anderson felt the proposed plan would be better without the Form A lot to allow access to interior open space. Mr. Brown noted the Form A lot has been resized and positioned to maintain potential access to open space from Dodge Hill.

Motion: To approve a maximum yield of 7 lots for the potential open space subdivision on land located off Leland Hill and Dodge Hill Roads, R. Largess

2nd: S. Paul

Vote: 5-0-0

Use Determination – Worm's Way – Bruce Spinney of Blackstone Valley Event Rentals was present to ask the Board to confirm his proposed party rental business fits within the retail use category in Sutton's Zoning Bylaw.

Mr. Spinney is currently located in Grafton. This potential site would consolidate two other sites into one. He noted he has previously rented tools and other such equipment which he is phasing out. This location would just be party rentals and related sale of serving ware and supplies for equipment like cotton candy mix and slushy machine supplies.

R. Largess asked and Mr. Spinney confirmed that as items like tents age, Mr. Spinney will likely also sell and replace these items. Mr. Spinney noted he has to pay sales tax to the State on all transactions within his business.

W. Baker asked if all equipment will be stored within the building. Mr. Spinney said yes all stock will be in the building except during his transition from two sites to one during which time he will need some temporary trailers until excess equipment is sold off.

The Majority of the Board felt this use fits within the retail category and would require grant of a special permit for the use and site plan approval.

Site Plan Waiver – 4 W/P Turnpike: Justin Bonner and Anthony Joseph were present to ask the Board to waive site plan review to locate their new restaurant Brickstone Kitchen One Four Six at 4 Worcester Providence Turnpike. There would be some cosmetic changes inside the building and repaving, improvement of the site landscaping, as well as elimination of the drive through outside.

They currently operate Restaurant 45 in Medway which has been in business for 15 years. This site would be similar, but with New American cuisine. The restaurant will be family style. They will apply for a full liquor license. Hours will typically be 11AM to 10:30 PM with staff there in advance and after hours to open and close. They anticipate 2-3 cooks, 1 dishwasher, and 2-4 servers per shift. They have already confirmed with the Board of Health that the septic system is adequately sized.

It has been less than two years since the Blackstone Café closed at this location.

Motion: To waive site plan review and allow Brickstone Kitchen to locate at 4 Worcester Providence Turnpike with elimination of the drive-through and improvements to the parking lot and landscaping, but otherwise remaining substantially the same including the number of seats, subject to the following conditions: S. Paul

- Any new signage to be installed needs to be approved by the Planning Department prior to fabrication.
- Secure any other necessary permits and approvals including Board of Health.

2nd: R. Largess

Vote: 5-0-0

Correspondence/Other

Hearing notices included one for a Registered Medical Marijuana Dispensary in Grafton.

W. Baker gave the Board a summary of a forum he attended at Central Mass Regional Planning Commission about the aging population. He provided several statistics that clearly demonstrate the significant aging trend of the population and the need to address housing and other needs for this population.

Public Hearing (Cont.) – Borrego Solar – Purgatory Road

The Board reviewed a request to withdraw this application without prejudice.

Motion: To allow the withdrawal of this application without prejudice returning all unexpended filing fees, R. Largess
2nd: S. Paul
Vote: 5-0-0

Public Hearing (Cont.) – Proposed Bylaw Changes

J. Hager told the Board although they had already voted a recommendation on the Article for non-conforming structures on non-conforming lots, that Town Counsel recommends adding the words “An otherwise” at the beginning of this section to make it clear that the non-conformity being referred to in this section is not just that a structure sits on a non-conforming lot, but some other non-conformity like a structure being located in the setbacks.

Motion: To recommend Town Meeting approve this proposed bylaw change with this additional wording, R. Largess
2nd: J. Anderson
Vote: 5-0-0

J. Hager reported that Town Counsel confirmed should a prohibition of all recreational marijuana uses be enacted it could be undone with another bylaw change. He added as the law no longer requires a ballot vote to prohibit these uses, that the vote taken in May is mute and has no legal bearing.

J. Anderson said regardless of legal bearing, the vote had been taken and he would feel weird not continuing forward on the same course voters had set.

R. Largess stressed that he felt the prohibition of all recreational uses was short sighted, he noted the police station project and possible library project that need to be paid for and that the money needs to come from somewhere.

Motion: To recommend that Town Meeting approve the article to prohibit all recreational marijuana uses within Sutton, J. Anderson
2nd: S. Paul
Vote: 3-2-0, S. Paul and R. Largess opposed

Motion: To close the hearing, S. Paul
2nd: M. Sanderson
Vote: 5-0-0

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

The following individuals were present to continue discussion relative to the application for a new police station at 489 Central Turnpike:

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

Matt Salad, AIA, NCARB, Project Architect, Tecton Architects
Neil Joyce, Owners Project Manager, Construction Monitoring Services Inc. Police

Jeff Howland reviewed the final plan changes. Conservation Commission has finished their review of the plans.

J. Hager reviewed an issue with floor drains for the sally port and evidence processing garage and whether the flow should go through an oil water separator and into a double walled tank or just a water proof tank and/or if a separator is even necessary as nothing is out letting to an open system. R. Nunnemacher of 24 Singletary Avenue said the Board/staff should allow the professionals to work this out. It was noted that is what the Planning Department has been trying to facilitate for weeks. M. Linder of Central Turnpike stated in similar installations he has just done an MDC trap and a fiberglass tank with a slab on top. It was noted no washing will be occurring in the bays so the tank does not need to be very big.

The Board agreed that although mandating the required type of treatment and tank is not in their jurisdiction, because this is part of the site details, the tank size and type should be on the final plans that need to be endorsed.

Motion: To approve the Site Plan for the Sutton Police Station to be located at 489 Central Turnpike with the following conditions, and to allow endorsement of the plans once the staff verifies they are complete, S. Paul

1. Approval of all other local, state and federal authorities and bodies, particularly those bodies who are the approving authority for the floor drain holding tank.
2. Proposed signage must be submitted to the Planning Department for approval before it is fabricated.

2nd: R. Largess

Vote: 5-0-0

Motion: To close the hearing, R. Largess

2nd: J. Anderson

Vote: 5-0-0

Motion: To adjourn, S. Paul

2nd: M. Sanderson

Vote: 5-0-0

Adjourned 9:03 PM