

**Sutton Planning Board  
Minutes  
July 30, 2018**

Approved 

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

W. Baker acting as full member in M. Sanderson's absence.

**General Business**

**Minutes:**

Motion: To approve the minutes of 7/9/18, W. Whitter  
2<sup>nd</sup>: W. Baker  
Vote: 3-0-2, R. Largess Jr. and S. Paul abstained as they weren't present at this meeting

Filings: None.

**Form A Plans:**

**93R Fitzpatrick Road**

Motion: To endorse the Form A plan dated 4/19/18 showing backland of two new Grafton lots within the Town of Sutton, W. Whittier  
2<sup>nd</sup>: R. Largess Jr.  
Vote: 5-0-0

**24 King Road**

Motion: To endorse the Form A plan dated 7/3/18 showing one new buildable lot and one non-buildable lot, R. Largess Jr.  
2<sup>nd</sup>: W. Baker  
Vote: 5-0-0

**Journey's Rest Covenant Extension**

Clara Kim and Justin Nyquist were present to update the Board on the progress of their subdivision of Lackey Road. The base coat of pavement is done and all swales and basins have been hydro seeded. Jeff Walsh has recommended an extension to allow time for the top coat and to make sure the grass grows.

Motion: To grant a one-year extension of the Covenant for Journeys Rest, R. Largess Jr.  
2<sup>nd</sup>: W. Whittier  
Vote: 5-0-0

**Correspondence/Other:**

- Housing Needs Study – J. Hager told the Board notice of the Housing Needs Study have gone out and the online and hard copies of the related surveys will be available on Wednesday August 1<sup>st</sup>. The public session on the study will be on September 20<sup>th</sup> at the Senior Center from 1-3 and the Town Hall from 7-9.
- Public Hearing Notices – Other Towns – the Planning Director called the Board's attention to notices for 2.9 Mw of ground mounted solar and a new recreational retail marijuana store in abutting Towns.
- Aging Presentation – W. Baker gave the Board a synopsis of the presentation he and Senior Center Director Michelle Edelstein gave the Board of Selectmen. The presentation informed the Board about

Sutton's significant aging demographics and the needs that will have to be met within Sutton to assist this aging population.

- Central Massachusetts Regional Planning Commission Delegate – The Chairman noted Wally Baker had been a great delegate for the last year and asked if anyone wanted to volunteer for the upcoming year. Mr. Baker said he would be happy to continue as delegate to CMRPC.

Motion: To appoint Walter Baker as the Planning Board Delegate to CMRPC, R/ Largess Jr.

2<sup>nd</sup>: S. Paul

Vote: 5-0-0

### **Public Hearing – 315 Central Turnpike – Shade Tree/Scenic Roadway Alteration**

J. Anderson read the hearing notice as it appeared in The Chronicle.

Normand Ganache of Guerriere & Halnon was present to explain the application to the Board. He stated they are installing a driveway for a single family home and need to install a culvert pipe under the driveway to maintain the existing flow of water along the southern side of Central Turnpike. Due to the location of wetland on the property, their driveway location is limited. They need to remove 1 – 8" maple tree and relocate a few stones from the existing rubble stone wall along the frontage of the lot. The stone will stay on the property and the existing wall will otherwise remain as it is now.

In response to a question about why the culvert pipe has been lying across the frontage of the property for some time, Mr. Gamache explained the project had been started some time ago but the Order of Conditions expired so they needed to get everything re-permitted.

Sharon King of 24 King Road expressed concerns about water being directed across Central Turnpike to her property. She also asked if the applicant will be using the old perc test. Mr. Gamache stated existing drainage patterns will not be effected by this work, that they are putting in the culvert to maintain the existing flow so water does not dam up at the driveway and wash it out or pool and run across central turnpike. He stated they will have to renew the perc test.

The Board reviewed comments from the Highway Superintendent/Tree Warden who expressed no concerns. They also reviewed comments from the Historic Commission who requested stones removed to stay on the site and if used to define the driveway entrance that they be laid consistent with the dry-laid rubble construction of the existing wall.

Motion: To grant the alteration to a scenic roadway and public shade tree removal with the condition that any stones removed remain on site and if they are used to define the driveway entrance that they be laid consistent with the dry-laid rubble construction of the existing wall, R. Largess Jr.

2<sup>nd</sup>: W. Whittier

Vote: 5-0-0

Motion: To Close the public hearing, W. Whittier

2<sup>nd</sup>: R. Largess Jr.

Vote: w. Baker

### **Public Hearing – Primetals Manufacturing – 85 Gilmore Drive**

J. Anderson read the public hearing notice as it appeared in The Chronicle.

The following people were present representing the applicant, King Rivera LLC:  
Michael Dimenico, King Street Properties  
Robert Elfer, Architect, Troika Studios  
Travis Brown, Andrews Survey & Engineering  
Bill Wheeler, Director of Operations, Primetals

Michael Dimenico explained Primetals Technologies Inc., a maker of equipment for steel mills, is a joint venture of the metals operations of Mitsubishi Heavy Industries Ltd. and Siemens.

The Worcester operation, known as Morgan Construction Co., has operated from its current location at 40 Crescent St. since 1920. This company builds the machines and parts of machines that make steel into other products.

Primetals has undergone an extensive review of North American operations. During this review it became apparent the leased facility located in Worcester is inadequate for modern manufacturing operations. After considering alternatives ranging from the renovation of the Crescent St. facility, to relocating operations to a new location outside of Massachusetts, it was determined a split approach would best serve our needs. Under this plan, Primetals will relocate its Morgoil product line to our existing facility in Warren Ohio allowing us to better support our customers in that region. The remaining product lines will be transferred to a newly constructed \$28M, 183,000 s.f. facility located at 85 Gilmore Drive. The new location provides an excellent opportunity to build a modern, world class manufacturing facility while retaining the 275 highly skilled machinists, technicians and engineers.

Travis Brown reviewed the site plan showing a 183,000 s.f. building oriented East West across the project site with the main entrance facing to the South. The 40,000 s.f. of office/design space has been pulled forward and is surrounded by employee and client parking to the East, South and West. The remaining 143,000 s.f. of manufacturing space occupies the northern extent of the building. Standard loading docks are located between the Eastern side of the building and Route 146 and a drive-in loading area is located on the opposite West side of the building. Site drainage is underground. Circulation exists around the entire project perimeter sufficient for emergency access but designed to segregate passenger vehicle and truck traffic.

Rob Elfer of Troika Studios, the Architect on this project explained how this modern steel manufacturing facility actually ties nicely to Suttons past industrial history. He stated he drove around Town noticing structures like the mills and the Blacksmith shop while he was designing this structure. He reviewed the dimensions of the proposed structure and the use of different color insulated metal panel for the manufacturing portion of the building as opposed to the office/engineering part of the building as well as pulling this office portion of the building forward, introducing lots of windows, and surrounding it with parking and landscaping to reduce massing of the overall building. They will use a corrugated orange metal skirting to highlight the southeast corner of the building where the company name will be located. This panel showcases the kind of precise machining they perform and will likely be the only section of building visible from Route 146.

Melody Stierheim of 24 Barnett Road asked about hours of operation as well as light, noise and wastes. Bill Wheeler, Director of operations in Worcester stated they are a three shift operation. First shift runs roughly from 7 A< to 4:30 PM. This is the only shift where shipping will take place. They will have a maximum of 10-15 truck trips which includes all UPS and Fed Ex type deliveries as well as both company box trucks and larger tractor trailer/flatbed vehicles.

The only waste produced by machining operations are metal chips that are recycled as they are valuable. Lighting has been designed to shine straight down and not encroach onto abutting properties.

Jason Smith of 86 Barnett Road asked how close the site is to Barnett Road. The site is about 600' from Barnett Road. HE asked about the noise level outside the building. MR. Wheeler stressed they only perform "milling and drilling" at this facility, there are no presses with pounding noises or the like. So just vehicle noise outside the building and again all trucking during first shift only.

R. Largess Jr. had the applicant review the dock locations. Two are between the building and Route 146 on the far East side of the site where the building largely will block most sound from the abutters to the West. The loading dock on the East side of the building is a drive in dock. A truck pulls perpendicular to the Western edge of the parking and backs into the indoor loading area and the door is closed. Cranes load heavy parts and machines onto a flatbed or into a tractor trailer and then the doors open and the truck drives out in a forward direction and off the site. So backup alarms even during the work day are directed away from the neighborhood.

The Board reviewed departmental comments. There was an outstanding issue with lot width and the common driveway language that will be resolved. There will be no access to Mendon Road other than the existing emergency access only. S. Paul felt strongly that the Board should not take an action that creates a hardship argument so the frontage and access to the remainder of this land needs to be resolved.

R. Largess noted this building doesn't really have a mill feel, it is boxy and not very Sutton-like.

The Board reviewed waiver requests:

IV.B.3. – The applicant requested a waiver to reduce parking from 351 spaces to 295 spaces stating the parking they show is adequate for their work force including overlapping shifts. They do not wish to have any more impervious area than they absolutely need.

W. Baker asked about workforce expansion at this location. Mr. Wheeler noted they are locating one of their product lines wholly to Ohio with this move. Additionally, with about 10-15% of their current employees retiring shortly there will be room for new workers within the employee figures they have calculated.

Motion: To grant the waiver to allow a reduction in parking spaces to 295 having found that the applicant does not need more than what is shown on the plans for the immediate future, W. Whittier  
2<sup>nd</sup>: R. Largess Jr.  
Vote: 5-0-0

S. Paul cautioned there is no parking allowed on Gilmore Drive.

IV.B.5.a. – The applicant has requested a waiver from installing a full 15' of landscaping between Gilmore Drive and the site. Due to the configuration of Gilmore Drive to the property, this strip would not be effective, the landscaping required between this property and the abutter at 83 Gilmore Drive effectively provides the intended softening/screening from the lot frontage. The proposed landscaping along NEDT at 83 Gilmore Drive is 10' wide providing for a total of 20' of landscaping along this lot line between the two lots. The new landscaping will mirror what was required of NEDT.

Motion: To grant the waiver to eliminate 15' of landscaping along the lot frontage as the Board finds this is not effective in this particular case, and instead the intent is met by providing

landscaping along the south lot line resulting in a total of 20' of landscaping between Gilmore Drive and the main part of this site, W. Whittier

2<sup>nd</sup>: S. Paul  
Vote: 5-0-0

IV.B.5.b. – The applicant requested a waiver to not provide any landscaping between the abutting lot to the north and the lot line to the east. There is a guardrail along the eastern lot line at the top of a 1:1 slope. There is also a guardrail along much of the northern lot line and a significant slope into the adjacent lot as well. Adjacent to both the northern and eastern lot lines are driveways meant to be shared between this project and the adjacent lot, therefore landscaping is not possible and not really necessary.

Motion: To grant the waiver to eliminate landscape screening adjacent to the northern and eastern lot line noting the Board will reserve the right to revisit landscaping along this line when future development is known. W. Whitter

2<sup>nd</sup>: R. Largess Jr.  
Vote: 5-0-0

V.D.4.C.2.a. – The applicant requested a waiver from the requirement to provide a transit shelter as most employees drive their own vehicle to work. Bus service is also not currently available to Sutton.

Motion: To grant a waiver to eliminate a transit shelter on site as it is not currently needed, R. Largess Jr.

2<sup>nd</sup>: W. Baker  
Vote: 5-0-0

V.D.4.C.3.d. – The applicant requested a waiver to allow more than 25% of parking in front of the building. What side is the front of the building being questionable, but regardless parking has been distributed to three sides of the building to break up a large mass of parking and ample landscaping has been introduced to meet the intent to not create a visual sea of parking.

Motion: TO grant the waiver to allow more than 25% of parking in front of the building having found the intent of the regulations has been met with the proposed parking and landscaping layout, W. Whitter

2<sup>nd</sup>: R. Largess Jr.  
Vote: 5-0-0

V.D.4.C.3.f. – The applicant has requested a waiver to allow sections of the walkway outside the main entrance area of the building to be concrete instead of pavers as they will only be utilized by employees and provide for easier maintenance.

Motion: To grant the waiver to allow sections of concrete walkway outside the main entrance area having found concrete is more practical for these employee only walkways, R. Largess Jr.

2<sup>nd</sup>: W. Baker  
Vote: 5-0-0

The Board reviewed the Special Permit criteria for grant of a Use Special Permit for manufacturing at this location.

2.a.1. – The Board finds this site is an appropriate location for this use as it is within an industrial park. Additionally, there will be no smelting, forging or melting to create excessive noise, fumes and waste.

2.a.2. – The Board finds there is adequate water and sewer for this use per correspondence from the Whitinsville Water District and Sutton Sewer Department. No hazardous waste will be outletted to the sewer system only domestic waste water.

2.a.3. – The Board finds the effect on the neighborhood will be minimal as large vehicles will only access the site during normal business hours and no unusual noise, fumes or lighting will be produced, although the Board will reserve the right to review the site after operations begin to observe things like noise, screening and lighting and require changes if appropriate.

2.a.4. – The Board finds there will be no undue nuisance or hazard to pedestrians or vehicles as the site has been properly designed to segregate truck and car traffic and access to Gilmore drive and area roadways is more than adequate and properly designed.

2.a.5. – The Board finds through review of plans and documents provided that adequate and appropriate facilities have been provided for the safe and proper operation of this use with minimal impact to abutting land uses.

Motion: To grant the Special Permit to use this site for manufacturing, W. Whittier  
 2<sup>nd</sup>: R. Largess Jr.  
 Vote: 5-0-0

The Board reviewed concerns from Northbridge Planning Board about traffic impacts in the center of Northbridge. Mr. Wheeler noted that the company controls 95% of truck trips to and from the facility and may therefore restrict what roadways they use to access the site. He stressed no more than 10-15 truck trips will be generated daily including UPS and FedEx vehicles.

Motion: To continue the public hearing to August 13, 2018 at 7:10 P.M., R. Largess Jr.  
 2<sup>nd</sup>: W. Baker  
 Vote: 5-0-0

Karl Norwood expressed his hope that the Board will make sure concerns about frontage for the remaining land are resolved prior to action on this project.

### **Public Hearing – Rescission of Bridle Path Definitive Subdivision - off Barnett and Jones Road**

J. Anderson read the hearing notice as it appeared in The Chronicle.

J. Hager noted taxes are outstanding on this property. The applicant was also not present.

Jack Sheehan of 26 Jones Road expressed frustration that the subdivision was even still valid noting key permits like the MEPA certificate and Order of Conditions have long since expired. He asked in the covenant has now also expired. J. Hager said it has just expired and she did not schedule it for renewal considering this application, but if need be the Board can put it back in place for the Town's protection.

R. Nunnemacher stated this landowner has already paid over \$200,000 in taxes on these potential lots. They pay about \$20,000 annually and this revenue has long since been worked into budgets and will now have to be picked up by other tax payers. J Hager noted she is unaware of the Board having any choice in the matter.

Motion: To continue the hearing to August 13, 2018 at 7:05 P.M., S. Paul  
 2<sup>nd</sup>: W. Whittier  
 Vote: 5-0-0

Motion: To Adjourn, W. Baker  
 2<sup>nd</sup>: R. Largess Jr.

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Vote: 5-0-0

Adjourned 9:02 PM