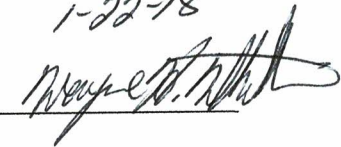


Sutton Planning Board
Minutes
January 8, 2018

1-22-18
Approved 

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

W. Baker acting as a full member in place of S. Paul.

General Business

Minutes:

Motion: To approve the minutes of 12/11/17 as corrected, M. Sanderson
2nd: R. Largess
Vote: 5-0-0

Filings:

530/532 Central Turnpike (Linder) – Rescind retreat lot and common driveway special permits. The Board acknowledged the legal filing of these applications.

Form A Plans:

Rich Road/571 Boston Road (King) – J. Hager reported the retreat lot shown on this plan has completed its appeal period with no appeals. The plan shows only this one new building lot and the remaining land.
Motion: To endorse the Form A plan dated 10/31/17, R. Largess
2nd: M. Sanderson
Vote: 5-0-0

Correspondence/Other:

Annual Report - The Board will review the report before their next meeting.

Forest Edge Endorsement – The plan showing the change from 4 unit structures to 2 unit structures as approve by the Board was ready for endorsement. Should an adjustment be necessary to the number of units based on ongoing proceedings regarding open space, the applicant will have to return to the Board for another vote and re-signing.

Motion: To endorse the plan for Forest Edge showing the revised unit configurations for Phase II,
R. Largess
2nd: W. Baker
Vote: 5-0-0

Common Driveways – J. Hager reminded the Board of their previous decision to name newly approved common driveways at the request of R. Nunnemacher. She stated when the first name was released and began to circulate to different departments, the fire department, highway department and building department were opposed citing similar concerns expressed by the Planning Director at the time names were proposed by R. Nunnemacher. As a result, the Town Administrator convened a meeting with all

concerned department heads as well as two members of the Planning Board. At this meeting it was decided in the interest of public safety as well as concerns with the status of such driveways into the future that all departments shall comply with the current bylaws that require numbering of lots served by a common driveway off the road on which they have legal frontage. The Highway Department will acquire and install standardized reflective numbering for all currently approved common drives and future applicants will purchase these standardized signs and install them before they can get a building permit. The bylaw shall be revised to reflect this requirement. Both the Building Commissioner and Planning Director need to be more vigilant in ensuring the proper signage is installed. The Assessors Office will need to re-issue Putnam Hill Road numbering for the one common drive that was named so that their building process can continue.

Public Hearing (Cont.) – Forest Edge – Ariel Circle – Remove Land from Open Space for Cell Tower

J. Hager read the email request from Attorney Klasnick requesting a continuance until 1/22//2018.

The Board noted if Mr. Klasnick is not ready to proceed at the next meeting he should request a withdrawal of his application without prejudice.

Motion: To continue the hearing to 1/22/2018 at 7:30 PM, R. Largess
2nd: M. Sanderson
Vote: 5-0-0

Motion: To Adjourn, R. Largess
2nd: W. Baker
Vote: 5-0-0

Adjourned 7:19 PM