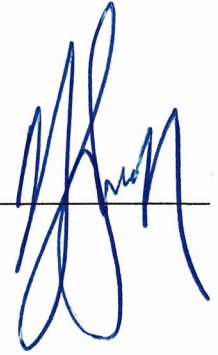


**Sutton Planning Board
Minutes
October 22, 2018**

Approved _____



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

W. Baker was appointed by the Selectmen as a full member to fill the remaining term vacated by Jon Anderson when he was elected to the Board of Selectmen. He will have to be elected to the position next year.

General Business:

Board Re-organization:

Motion: To appoint Robert Largess Jr. as Chairman for the rest of Jon Anderson's Chairman term as well as the next term, W. Baker

2nd: S. Paul

Vote: 4-0-0

Miriam Sanderson declined appointment as the Vice Chair for this round.

Motion: To appoint Walter Baker as Vice Chairman for the above term, S. Paul

2nd: M. Sanderson

Vote: 4-0-0

Minutes:

Motion: To approve the minutes of 9/24/18 and 10/15/18, M. Sanderson

2nd: S. Paul

Vote: 4-0-0

Filings: None.

Form A Plan – 23 Jones Road

Byron Andrews of Andrews Survey & Engineering was present to review this plan dividing a large parcel into three lots, two buildable lots and one potential retreat lot.

Motion: To allow the Chairman to endorse the Form A plan dated 10/17/18 once the lot width line is added to the plan, W. Baker

2nd: S. Paul

Vote: 4-0-0

Endorse Plans – 85 Gilmore Drive

Jeff Walsh of Graves Engineering has reviewed the plans to make sure they have been fully updated.

Motion: To endorse the Site Plan for Primetals Technologies at 85 Gilmore Drive dated 6/15/18 Rev. 7/30/18, S. Paul

2nd: M. Sanderson

Vote: 4-0-0

Motion: To endorse the Definitive Subdivision Plan for extension of Gilmore Drive as a private road dated 8/14/18 Rev. 10/17/18, S. Paul

2nd: W. Baker

Vote: 4-0-0

Correspondence/Other:Chapter 61 Release – 188 & 199 Mendon Road

The Board reviewed correspondence from the Selectmen asking for the Planning Board recommendation on whether the Town should pass over its first right of refusal or match the offer of \$550,000 to purchase these two parcels of land totaling approximately 66 acres.

Robert Nunnemacher of 24 Singletary Avenue noted the 19 +/- acre parcel South of Mendon Road is adjacent to the land just purchased by the Town abutting Pigeon Hill cemetery. He stressed there isn't much room left in existing Town cemeteries and exploring if the Southern piece of land could be purchased for cemetery purposes would be a forward thinking action. The Board agreed.

Motion: To recommend the Selectmen investigate whether the town can purchase Map 30 Parcel 18 only located South of Mendon Road for cemetery purposes, S. Paul

2nd: M. Sanderson

Vote: 4-0-0

85 Gilmore Drive Definitive Subdivision – Waiver of Filing Fees

J. Hager explained the applicant has requested the \$3,400 in filing fees and \$84 in hearing fees for this filing be waived. He asserted the review of this road, that was previously the driveway shown on the site plan for Primetals, was thoroughly reviewed during the Site Plan filing and there was no need to pay for additional staff review as nothing really changed. She noted the review by the town's consulting engineer was paid separately. She stated she saw no issue waiving the \$3,400, but that the \$84 should not be waived as it was the cost of the additional hearing notice that was required and needs to be paid.

Motion: To waive all but \$84 of the filing fees for the definitive subdivision at 85 Gilmore Drive, S. Paul

2nd: W. Baker

R. Nunnemacher stated the Board should not waive this fee as it sets a bad precedent. J. Hager stated she has recommended this action as this is a very unique situation where little or no additional review time was incurred by Department Heads and therefore the previously submitted fee for the same property was more than sufficient. Mr. Nunnemacher stated it was a separate application and therefore he did a separate review.

Amended Motion: To waive half the filing fee of \$3,400 and require payment of the \$84 hearing ad cost, S. Paul (W. Baker agreed to remove his second and allow this amended motion)

2nd: M. Sanderson

Vote: 4-0-0

CMRPC Meeting Update:

W. Baker summarized a meeting he attended put on by Central Massachusetts Regional Planning Commission (CMRPC). This meeting was a gathering of mainly DPW Directors about areas of shared concern and operations. Sutton's Highway Superintendent, Matt Stencel, was also in attendance. Discussion included bulk/regional purchasing, equipment sharing and NStar and Eversource sharing bucket trucks with Towns as well as other shared topics of interest. Mr. Baker reiterated the value of CMRPC to local towns who take advantage of this expertise and the time the Commission provides in staffing to help tackle local issues of all types.

Site Plan Review Waiver – Source International – 17 Gilmore Drive

Mr. David Hall, Vice President of Finance, also of 109 Hartness Road, was present to answer any questions the Board had relative to a request to extend business hours to weekends. He noted there are no deliveries on the weekends, therefore no truck back-up alarms. Per correspondence from Linsay Geer of Source International the company would eventually like to have as many as 130 employees working on weekends.

Mr. Hall said the increase in hours is necessary as they are doing well and they need more production hours. He stated they primarily assemble office chairs at this location which is fully contained and not very noisy. Mr. Baker noted he has toured the site inside and out and even inside the operations emit little noise. There is no change of use, just additional hours.

S. Paul noted employee traffic likely comes largely from Route 146. He noted however that it doesn't look like there are enough parking spaces for 130 employees on the site. Mr. Hall stated there are currently this many employees on shift during the week and there are no parking issues. He surmised many employees commute to the site together. The Board stressed there can be no parking on Gilmore Drive.

Motion: To Waive Site Plan Review and approve additional operating hours on weekends at Source International with the following conditions: M. Sanderson

1. No shipping and receiving during the weekend hours.
2. The Board reserves the right to review and require mitigation for any noise issues that may arise.

2nd: S. Paul

Vote: 4-0-0

Public Hearing – Retreat Lot – 6 Burnap Road

S. Paul read the hearing notice as it appeared in The Chronicle.

Byron Andrews of Andrews Survey & Engineering reviewed the proposed retreat lot plan. He noted this lot has been previously approved but it was not utilized or recorded properly and therefore the Special Permit has expired and they are just refileing the same application. The lot has 50' of road frontage and approximately 6.26 acres.

J. Hager noted the plan as submitted appears to conflict with the record plan on file at the Registry of Deeds that is referenced in the deed to the adjacent property at 108 Armsby Road. The length of the Eastern lot line and the survey bearing is different. She asked how this would be reconciled. Mr. Andrews agreed this would have to be addressed possibly through a corrective plan.

John and Nicole Pattison of 108 Armsby Road were present. They expressed concerns about the conflicting plans as well as drainage that currently runs down what will become the driveway area of the proposed lot. They are concerned when the driveway is installed water issues will worsen on their lot. Additionally they requested the lot corners along the shared property line be marked and that construction access not be adjacent to the Southwest corner of their lot where there is currently construction debris etc. on the adjacent land as this is too close to the wetlands and they want to be sure no additional trees in this area are removed or damaged as they serve as screening.

Mr. Andrews stated if AS&E does the septic system not only will they mark the lot corners they will stake the shared line at multiple points as well. He noted it is unlikely the construction access will be over land and thought the applicant would have no issue being restricted to construction access from Burnap Road only.

The Board reviewed departmental comments including those from the Highway Superintendent who shared drainage concerns and stated he should be consulted with as the driveway is designed and installed. Mr. Andrews stated they would be careful not to increase any flow to abutters.

R. Nunnemacher asked if there is possibly a plugged culvert under Burnap Road. Mr. Andrews did not think so, but said he'd be glad to check.

Nancy Cox of 18 Butternut Drive and Kathryn Nasinnyk of 12 Butternut Drive expressed persistent concerns with the location of the gas line easement as shown on this plan relative to how the easement would then cross their adjacent lots. Mr. Andrews provided his card and offered to have these abutters to his office to review a sketch of how the gas line is situated on this and abutting lots per the information they have gathered.

Motion: To continue the hearing to November 5, 2018 at 7:10 P.M., S. Paul
 2nd: M. Sanderson
 Vote: 4-0-0

Public Hearing (cont.) – 382 West Sutton Road – Scenic Roadway Alteration

Mr. LaFleur was present and stated the Conservation Commission is making him locate his driveway via a new break in the stone wall as opposed to the existing break which they say is too close to the water resource on the adjacent lot. He provided additional pictures of the construction type of the stone wall as requested.

J. Hager noted the water resource is shown as a stream and the Commission likely wants the new driveway outside the 100' riparian buffer which MGL requires be protected area.

Mr. LaFleur stated while he was trying to remove some of the overgrowth to get the requested pictures, he noted the entire wall really needs to be disassembled, the invasive vines and growth removed and then the wall put back as it originally was, or at least a blend between the less structured wall on the property to one side of his and the much more structured wall on the other side of his property.

M. Sanderson stressed none of the existing stones should be split in the reassembly of the wall. The wall should be dry-laid/stacked.

Motion: To approve the alteration to the scenic roadway consisting of creating a new break in the stone wall and filling the old break with these stones as well as dis-assembling the entire wall to remove invasive vegetation and re-stacking the wall in the same location in the same manner of construction. Additionally all stones will remain on this property, S. Paul
 2nd: M. Sanderson
 Vote: 4-0-0

Motion: To close the public hearing, W. baker
 2nd: S. Paul
 Vote: 4-0-0

Motion: To adjourn, M. Sanderson
 2nd: W. Baker
 Vote: 4-0-0

Adjourned 8:36 PM