

**Sutton Planning Board
Minutes
February 5, 2018**

Approved


2/26/18

Present: W. Whittier, J. Anderson, R. Largess, 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 1/22/18, R. Largess
2nd: J. Anderson
Vote: 5-0-0

Filings: None

Form A Plans:

Byron Andrews, PLS of Andrews Survey & Engineering was present with Lot 2 of 159 Dodge Hill Road. The Board previously approved Lot 1 at the intersection of Leland Hill and Dodge Hill. This lot will have frontage on Dodge Hill Road. The remaining land is not buildable without further action by the Town and is currently being engineered for an open space subdivision with access off Leland Hill Road.

Motion: To endorse the Form A plan dated 1/29/18 showing one new buildable lot, J. Anderson
2nd: W. Baker
Vote: 5-0-0

Confirm Duplex – 5.5 Morse Road: Shawn Towle, owner of land at 5.5 Morse Road, was present to confirm a duplex can be placed on this lot. The lot is a previously approved retreat lot. Mr. Towle showed the Board the recorded plan and provided the Table of Area Regulations from the bylaws. The Board asked if water and sewer were available for this lot and it was confirmed they are. The lot is 74,261 s.f. The Table of Area shows a 43,000 s.f. requirement for a duplex in the Village District. The Board felt this use could be allowed on this lot.

Correspondence/Other: W. Baker summarized a session on Recreation Marijuana Regulation given at Worcester State University where Kay Doyle of the Cannabis Control Commission (CCC), Katherine Laughlin of KP Law, Jeff Bagg of Central Mass Regional Planning Commission, and Joe Laydon, Grafton Town Planner provided the latest information and interpretation of State law and CCC Draft Regulations.

Mr. Akerley of 102 Forest Edge, having been told bonding for Phase 1 & 2 of Forest Edge would be on the agenda, was present to express concerns with water gate valve covers sticking up in two places and a depressed gas line trench crossing a shared drive near units 97 & 99. The concerns will be relayed to the developer in advance of the bonding meeting.

Public Hearing (Cont.) – Pleasant Valley Crossing – Phase III – 11 PV Road

Patrick Doherty, P.E. of Midpoint Engineering was present to review changes to the plans since the last meeting. Changes focused on the site drainage system including a series of test pits that were witnessed by Jeff Walsh of Graves Engineering and Brandon Faneuf the Conservation Commission consultant. He noted they are nearly complete with the Conservation review process and he does not anticipate any significant changes to the plans at this point. Jeff Walsh has recommended a condition relative to the site drainage design. There was also discussion relative to traffic monitoring and provisions for a light at PV Road and Boston Road if necessary.

The Planning Director presented the Board with a list of 21 minimum conditions and noted an additional condition regarding architectural design. (copy attached)

Motion: To grant the Special Permit for Retail Use at this location with conditions #1, 2 & 8,
R. Largess
2nd: J. Anderson
Vote: 5-0-0

Motion: To grant the Groundwater Protection District Special Permit with conditions # 1-3, 8, 10,
12, 13, 16, 18 & 19, J. Anderson
2nd: W. Baker
Vote: 5-0-0

Motion: To grant the Route 146 Overlay District Special Permit with conditions #1-5, 7, 8, 11, 12,
16 & 17, J. Anderson
2nd: M. Sanderson
Vote: 5-0-0

Motion: To approve the Site Plan Modification with conditions #1-21 and #22 that prior to
endorsement architectural plans will be finalized including color and materials
information, R. Largess
2nd: M. Sanderson
Vote: 5-0-0

Motion: To close the public hearing, J. Anderson
2nd: W. Baker
Vote: 5-0-0

Public Hearing (Cont.) – Forest Edge – Ariel Circle – Amend Special Permit to remove area from Open Space for cell tower

The Town of Grafton has not had time to provide input from their counsel yet and therefore the Department requested an extension on the Board's behalf which the applicant has agreed to, but as they cannot be present at the Board's next meeting they will appear at the meeting after that.

Motion: To continue the public hearing until March 12, 2018 at 7:10 PM, R. Largess
2nd: W. Baker

Mr. Akerley of 102 Ariel Drive interjected that he is opposed to this change as everyone who owns a unit thought the open space would be turned over to the respective towns and turning it into a revenue generating area is not right.

Vote: 5-0-0

Motion: To Adjourn, M. Sanderson

2nd: W. Baker

Vote: 5-0-0

Adjourned 8:04 PM