


**Sutton Planning Board
Minutes
February 26, 2018**

Approved 
3/12/18

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

General Business

Minutes:

Motion: To approve the minutes of 2/5/18, J. Anderson
2nd: R. Largess
Vote: 5-0-1, S. Paul abstained as he wasn't present at this meeting.

Filings: The Board acknowledged the legal filing of the following applications:

21 Colonial Road – 2 retreat lots
219 Whitins Road – Multi-tenant industrial/business building

Form A Plans:

530/532 Central Turnpike

Motion: To endorse the Form A plan dated 12/19/17 showing the dissolving of a former retreat lot into two non-buildable parcels that will be combined with adjacent land, J. Anderson
2nd: R. Largess
Vote: 5-0-0

Surety – Forest Edge Phase 1 & 2

J. Hager explained Sutton LLC is looking to post a cash bond for uncompleted work on Phase 1 and to establish a covenant for Phase 2.

The Phase 1 cash bond agreement requires the completion of all work by August 1, 2018. This work includes the AsBuilt plans and some minor punch list items. She also noted Graves Engineering had sent an email putting a value to the items of concern Mr. Akerley noted at the last meeting. These items amount to \$1,200 which can be more than covered by the over \$3,000 in contingency in the bond estimate. The Phase 2 covenant only provides surety until the developer is ready to transfer title on the first unit in this phase, at which time they will be required to post an alternate from of surety. Mr. Bruce noted they already have two units in Phase 2 sold that need to close in July.

Mr. Akerley of 102 Forest Edge interjected that it is agreed that it's the Association's responsibility to complete the drainage basin maintenance that is in the bond. Mr. Bruce noted regardless he is happy to leave this \$4,800 in the bond to ensure this work is completed, and will even assist in getting the work done. He added he will fix the collapsed gas line trench Mr. Akerley is concerned about as soon as weather allows.

Those present agreed that there was no pressing need for "Keep Right" signs at the top and bottom of the boulevard, so J. Hager will request they be removed from any future bond estimates.

Motion: To endorse the Cash Bond agreement for Phase 1 in the amount of \$20,000 with a performance date of August 1, 2018, R. Largess
2nd: M. Sanderson
Vote: 5-0-0

Motion: To endorse a covenant for surety on Phase 2 with a performance date of February 26, 2019, J. Anderson
2nd: S. Paul
Vote: 5-0-0

Correspondence/Other
CMRPC Quarterly meeting – March 8, 2018 topic self-driving vehicles.

In response to a question from the Board J. Hager stated draft warrant articles will be provided to the Board at the next meeting and will include recreational marijuana articles and an article about separation of structures from the Town line. The Board discussed this article briefly with Assessor Robert Nunnemacher who noted there are at least six situations where structures are split by the Town line and in all but one case Sutton is not receiving the taxes on the structure. The majority of the Board preferred a 25' separation 50' and the requirement that the actual town line location be shown on a recent survey plan as well as located on the ground to ensure compliance.

Motion: To Adjourn, R. Largess
2nd: S. Paul
Vote: 5-0-0

Adjourned 7:55 PM