

Sutton Planning Board  
Minutes  
June 23, 2008

Approved \_\_\_\_\_

Present: D. Moroney, Chairman, R. Largess, S. Paul, S. Hughes, T. Connors, W. Whittier  
Staff: J. Hager, Planning Coordinator

**General Business:**

Filing – Accessory Apartment – Tetreau – 10 Jared Drive - The Board acknowledged the legal filing of an accessory apartment filing for 10 Jared Drive. The accessory apartment will be built right into the basement of one of the new homes on Jared Drive.

Sutton Park Associates – waiver on monumentation – The Board reviewed correspondence from Andrews Survey & Engineering requesting that monumentation in Commerce Park be done in accordance with the letter submitted by Andrews. Dave Lavalley of Andrews noted that most of the back corners are either in a wetland resource or on the other side of one so you can't access them regardless.

Motion: To allow monumentation of the Right of Way and lots in Commerce as specifically detailed in the letter from Andrews dated 6/23/08, R. Largess

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

Vote: 6-0-0

Form A Plans

Fitzpatrick/Armsby Realty – off Route 146

Motion: To endorse the Form A plan for Fitzpatrick dated 6/16/08 showing the creation of a non-buildable lot to satisfy the DEP public water supply requirements for the well that services Econo Lodge and the Fitzpatrick Professional Building, R. Largess

2<sup>nd</sup>: T. Connors

Vote: 6-0-0

Perry Trust – Boston Road

Motion: To endorse the Form A plan for Perry dated 5/14/08 showing a conveyance of backland to the abutter, S. Paul

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

Vote: 6-0-0

Whittier – Eight Lots Road

Motion: To endorse the Form A plan for dated 5/27/08 showing one new buildable lot, one potential retreat lot, and a backland conveyance to the abutter, conditioned on the wetlands being shown and upland requirement verified, application and fees to be submitted and tax payment confirmed, S. Paul

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

Vote: 4-0-2, W. Whittier and D. Moroney abstained as WW's family owns the parcel and DM is the abutter

Minutes

Motion: To approve the minutes of 6/9/08 as amended, S. Paul

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

Vote: 4-0-1, S. Hughes abstained as he wasn't present at this meeting

Correspondence

Sutton Youth Baseball – Concession Stand – Hough Road: J. Hager noted a letter was received from Sutton Youth Baseball stating they will be using a temporary structure for their tournaments that run through 6/7/08 as there are delays with the construction of their concession stand. She noted as long as SYB understands they need to proceed with arrangements to develop the Hough Road parking she has no issues if the Board doesn't have any issues. S. Hughes stressed that SYB needs to be clear what is expected of them. R. Trujillo noted they weren't clear on what is required and they described some communication issues. S. Hughes stressed that there needs to be one point of contact with SYB, R. Trujillo said he would be the contact. The Board stressed they are not holding up the construction of the concession stand, but they expect the parking to be developed concurrently. It was noted that the parking at the Senior Center is not visible from the fields and access is through the woods which is not necessarily a safe situation.

Quest Racing – The Board reviewed correspondence from Mike Faucher about moving into one of the units at 12 John Road with a custom high performance engine manufacturing business. The Board confirmed this is definitely a change of use that will require a public hearing.

Carr, 91 Worcester Providence Turnpike – Scott Carr, owner of 91 Worcester Providence Turnpike, was present noting that United Auto Glass has been gone for a while and the majority of people interested in the space are automotive operations. He asked the Board if they would allow this use at the location without a formal hearing as it is a minor change. He stressed that there will be no auto sales.

Motion: To waive Site Plan Review and allow the minor change of use from auto glass repair to general automotive repair with the condition that any prospective tenant will come before the Board with the specifics of their operation and have the operation approved for this site. R. Largess  
2<sup>nd</sup>: T. Connors  
Vote: 6-0-0

The Board stressed that Mr. Carr should give prospective tenant a copy of the Route 146 Overlay standards and make sure they understand the quality standards including only complete cars outside, as well as an externally illuminated sign that is more consistent than the previous sign.

**Public Hearing (Cont.) – Kahale – 93 Wheelock Road - Accessory Apt.**

Mr. Kahale was present to advise the Board that because he was disheartened after the last meeting, he has only recently considered pursuing septic issues with the Board of Health. He confirmed he is starting that process and asked for a continuance.

Motion: To continue the public hearing to August 4, 2008, S. Paul  
2<sup>nd</sup>: W. Whittier  
Vote: 6-0-0

**Public Hearing – Edward Leonard – Lackey Road – Common Drive**

The Chairman read the hearing notice as it appeared in The Chronicle.

Ed Leonard and Dave Lavalley were present with plans for a common driveway that will service two lots at the corner of Lackey Road and Manchaug Road. The Conservation Commission does not allow drives on the steep slope into Manchaug Lake, therefore the proposal seeks access to both lots off Lackey Road across the slope which is much more stable with less possibility for erosion issues.

The Board reviewed departmental comments. No abutters were present to comment.

- Motion: To grant the Special Permit for a Common Drive off Lackey Road having found that the proposal is consistent with the intent of the regulations, with the following conditions: S. Paul
1. Approval of all other local, state and federal boards and commissions
  2. The deed to lots serviced by a common driveway shall contain a restriction that said driveway shall remain private in perpetuity, no parking will be allowed on the common drive and all roadway maintenance, snowplowing and rubbish collection shall be the land owners responsibility. A copy of said recorded deeds shall be provided to the Board prior to issuance of a Building Permit for the homes located on said lots.
  3. Private driveways branching off the common drive shall be reviewed and approved in each case by highway, fire and police to ensure emergency vehicle access. This stipulation applies specifically to private drives off a common driveway.
  4. Underground utilities shall be provided on common driveways, unless the Planning Board makes findings in open meeting that underground utilities are not practical due to extreme topographical or environmental constraints and/or safety issues. Above ground utilities shall not be allowed solely for the convenience and/or preference of a petitioner.
  5. The house numbers of the lots serviced by the common driveway shall be clearly posted at both Lackey Dam Road and the split in the common driveway.

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

Vote: 5-0-1, W. Whittier abstains as his family owns abutting property

(S. Hughes leaves)

### **Public Hearing (Cont) – Atlas Box**

Representatives from Atlas Box were present to update the Board on revisions made since the last meeting and to present these revised plans.

They have met with the Fire Department and Wilkinsonville Water. The main change in the plan is the shift of the access to the layout of Old Mill Road against the lot line of Fusaro. Mr. Fusaro was present and in favor of the change as long as the Fire Departments recommendation of a fence half way down this slope was not implemented as it will block access to his parcel. The Board reviewed the Department's concern and agreed as long as the slope is no more than 2:1 and is adequately stabilized, no fencing is necessary. Adjustment to the radii and fire lanes were made as requested by the Fire Department. In response to concerns from Wilkinsonville Water they have revised the basin and made it detention as opposed to infiltration.

They anticipate start of construction in 2008 and build out will take about 18 months. The DEIR will be submitted shortly. They will also be applying for an Earth Removal permit as with the shift in the roadway they will likely need to remove approximately 100,000 c.u. from the site.

They have submitted a full response to comments as well as waiver requests with the revised plans.

Motion: To continue the public hearing to 7/21 at 7:50 P.M., D. Moroney

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

Vote: 5-0-0

Motion: To Adjourn, R. Largess

2<sup>nd</sup>: T. Connors

Vote: 5-0-0

Adjourned 9:00 P.M.