

Sutton Planning Board
Minutes
November 17, 2008

Approved _____

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

General Business:

Form A Plans –

Botty – 18 & 24 Waters Road

Motion: To approve a Form A for Waters Road dated 11/13/08 showing, S. Paul

2nd: W. Whittier

Vote: 6-0-0

Rano/Dileo – 112 Providence Road

Motion: To approve a Form A for Rano/Dileo on Providence Road dated 10/28/08 showing one new buildable lot, S. Paul

2nd: S. Hughes

Vote: 6-0-0

Endorse Atlas Box –

Motion: To endorse the Site Plans for Atlas Box dated 11/7/08, D. Moroney

2nd: T. Connors

Vote: 5-0-1, S. Hughes possible conflict

Endorse Dileo Gas – Tabled to future meeting.

National Grid Upgrades – Tabled to future meeting.

Verizon – Site Plan Review Waiver – Carl Gehring was present on behalf of Verizon to request waiver of Site Plan review for installation of new antennas on the telecommunications tower located on Stone School Road at the transfer station. He summarized they will be adding antenna, but are not proposing any alterations to the lease area at the base of the tower. Five carriers were permitted on the tower per the Zoning Board's Use Special Permit and there are only three carriers existing. Mr. Gehring noted he did speak with the tower owner about assisting the Town in installation of safety communication equipment.

Motion: To waive Site Plan Review noting the minor scope of the changes, W. Whittier

2nd: D. Moroney

Vote: 6-0-0

Minutes

Motion: To approve the minutes of 11/3/08, S. Paul

2nd: D. Moroney

Vote: 6-0-0

Correspondence – The Board reviewed correspondence received since their last meeting including a decision from Justice Shire at the Land Court affirming the Planning Boards denial of the Oakhurst Farm application after summary judgment only on the issue of whether a gas station was allowed under current regulations. The Planning Board stated this use was prohibited in this district and after Arguments were filed and reviewed, the Court agreed.

The applicant has until December 5th to file an amended application minus the gas use with the Planning Board or the Court will affirm the Board's denial.

(D. Moroney steps off the Board, as he is an abutter)

Public Hearing – Chase Harris Corp. – 85 Dudley Road

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

George McGuirk was present to explain his application to the board. He wishes to relocate his existing business in Grafton to Sutton. Hours of operation would be M-F from 7 to 5, with approximately 5 employees. The residential use would continue at this site in addition to the industrial use, as has been the case for quite some time. He would have an office, store vehicles, equipment, and portable toilets, and dispatch two vacuum tankers from this site. The site would house a vacuum tanker (used rarely for large emergencies) as well as four straight jobs, a box truck, a kaboda, and several pickups and trailers. All of the vehicles would be domiciled in Sutton. There will likely be no business sign. He added the portable toilets are only stored clean on site. They would do minor repairs to vehicles and equipment in the garage. The addition that shows on the plans would potentially be a ways into the future.

The Board reviewed departmental comments. Various concerns were expressed including but not limited to odor, traffic, circulation on the site, and sight distance.

Bill Hovey of 2 Heritage Drive asked if vac trucks would be on site overnight. Mr. McGuirk said they will occasionally be on site overnight, but they have many safety features to keep people from vandalizing them. He noted at their very "tight" location they have had no spills or problems. He stated these vehicles would likely be stored in the garage if they had to be returned to the site with effluent.

George Marshall current owner of the property noted large vehicles have always come and gone from this site especially with his business since 1987. He stated sight distance was never an issue. Runoff for the property goes to the west staying on the same property. The trailers on the site will be removed. He never had any complaints or caused any dangers running his business from this location.

James Callahan of 87 Dudley Road noted this use is 10' from his house on the abutting lot. He was concerned about noise next door. Mr. McGuirk noted they only do light repairs and they are usually done no later than 7, but will be glad to quiet down when reasonably necessary. In response to other questions, Mr. McGuirk responded that they use diesel vehicles that generally need to idle for 10 minutes in the winter and other than when blowers are being tested, there is no odor associated with the use.

Gregory Wass of 92 Dudley Road was concerned about 1) Storing effluent in the tanker truck on site. Mr. McGuirk said they do not do that; 2) Traffic on Dudley Road. Mr. McGuirk stated his few vehicles will leave the site around 7:00 and return around 3:30 and are the same vehicles driving through neighborhoods everyday now; and 3) Why he wished to locate in Sutton? Mr. McGuirk said he just rents in Grafton and would own here.

Judy Laskowski of 99 Dudley Road was worried about the valuation of her home dropping with a septic business across the street. S. Hughes stated he understood why abutters would be concerned about a possible "gamey" air quality devaluing their surroundings. Mr. McGuirk stated that like now, you won't be able to see the storage area from the street, and he stressed there are only odors on the rare occasion that they are testing a pump during a repair, otherwise there is no odor.

Motion: To continue the hearing to December 15, 2008 at 7:30 PM, S. Hughes
2nd: T. Connors

Vote: 5-0-0

(D. Moroney returns to the Board)

Public Hearing – Retreat Lot – Samuelson – 69 Whitins Road

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

Mr. Samuelson explained his proposal to the Board he is combining various non-conforming parcels to form two conforming parcels, one standard and one retreat lot. He confirmed he will work with Highway to cut back bankings to improve sight distance and the grade of his driveway will be a maximum of 10%.

The Board reviewed departmental comments. No one was present for public comment.

Motion: To grant the Special Permit for one retreat lot for Samuelson on Whitins Road with the following conditions: D. Moroney

1. Approval of all other local, state and federal departments, boards and commissions
2. The access from the frontage of said lot to the principal structure (driveway) shall be of bituminous surface, no greater than twelve percent (12%) grade with a minimum paved width of twelve (12) feet and cleared width of fifteen (15) feet.
3. The house number shall be visible at the street.
4. The applicant will work with the Highway Department to cutback embankments to improve sight distance.
5. Underground utilities shall be required.

2nd: S. Paul

Vote: 6-0-0

Motion: to close the public hearing, S. Paul

2nd: S. Hughes

Vote: 6-0-0

Public Hearing (Cont.) – Hair Inc.

No one was present to address this application.

Motion: To continue the hearing to December 15, 2008 at 7:45 PM, S. Hughes

2nd: T. Connors

Vote: 6-0-0

Motion: To Adjourn, S. Hughes

2nd: T. Connors

Vote: 6-0-0

Adjourned 8:25 P.M.