

Sutton Planning Board
Minutes
December 15, 2008

Approved _____

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

General Business:

Carquest Field Change - The Board reviewed correspondence from Andrews Survey & Engineering as well as Graves Engineering approving the proposed changes to the infiltration basin meant to eliminate the water that has been remaining in the basin. Once the physical changes are made in the spring, and Conservation Commission confirms their issues are resolved, all remaining bonding will be released.

Motion: To approve the field change for adjustments to the basin at the Carquest facility on Gilmore Drive, S. Hughes
2nd: W. Whittier
Vote: 6-0-0

Dusak Subdivision Discussion – Dudley Road – Dave Lavalley of Andrews Survey & Engineering was present for a preliminary discussion for a three lot subdivision on Dudley Road. They would need several waivers for road length of 700' +/-, road width of 22', elimination of curbing and sidewalks, and reduction in property line radii. The majority of the Board agreed that if their safety departments are happy with the design, they are likely to be fine with the design.

Form A Plans – None.

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Motion: To approve the minutes of 12/01/08, D. Moroney
2nd: S. Hughes
Vote: 5-0-1, T. Connors abstained as he was not present

Correspondence – J. Hager updated the Board on the Smart Growth & Energy Conference she attended and spoke at on the 12th. She noted she attended a session on Transit Oriented Development (TOD) which is a mixed use development structured around commuter line(s) She felt this may be a great use for the Aggregate property especially if designed as an extension of Wilkinsonville Village. The Board agreed, and asked her to provide more information on this possibility. Currently only a P & W freight spur exists through this property.

Public Hearing (Cont.) - Scenic Roadway - LeBeau – 36 Boston Road

Ms. Nancy LeBeau was present for this continued public hearing.

J. Hager summarized that she and Mark Brigham met on the site with Mrs. LeBeau with a 36" safety mirror to gauge whether it might be effective or not. It appeared very effective in showing on coming traffic, although Mrs. LeBeau has not been able to try it out in her car. M. Brigham noted that it was likely Mrs. Lebeau would only need a 12" or 18" mirror at this site.

In an attempt to get the mirror for free, J. Hager contacted MassHighway and several other sources. All either had none available, or in the case of MassHighway, noted it is their policy to remove the obstruction instead of installing a mirror as the mirrors can get dirty or be vandalized, etc. limiting or eliminating their effectiveness, so they don't use them at all.

Therefore, Mrs. LeBeau will need to pay for the mirror, which should be no more than \$200 for the largest mirror and more like \$100 for the size she is more likely to need. The Town will assist with installing the mirror, and Highway is fine with it being in the right of way as long as it does not cause visibility issues.

Mrs. LeBeau noted the area where the mirror is likely to go is where her neighbor, Mr. Lavallee, stacks snow.

The majority of the Board felt the mirror should be installed instead of removing the tree, and suggested it be mounted higher for less interference with snow. Mrs. LeBeau may return to the Board for further consideration if the mirror proves ineffective. J. Hager will get information to Mrs. LeBeau on where the mirror can be purchased or will purchase the mirror and Mrs. LeBeau will pay for the mirror.

Motion: To close the hearing and require installation of a safety mirror instead of tree removal at 36 Boston Road, maintaining the right for Mrs. LeBeau to return to the Board if there are issues with the effectiveness of the mirror, S. Hughes

2nd: S. Paul

Vote: 6-0-0

Public Hearing (Cont.) – Chase Harris Corp. – Dudley Road

The Board received a request to continue the hearing to allow the applicant to address various comments received. Bill Hobey of 2 Heritage Road provided a newspaper clipping regarding a town trying to shut down a septic business primarily because of truck to truck transfers that caused major odor issues. He asked the Board take this into consideration when making their decision.

Motion: To continue the hearing to January 12, 2009 at 7:20 P.M., S. Hughes

2nd: W. Whittier

Vote: 6-0-0

Public Hearing (Cont.) – Hair Inc. – Boston Road

The Board reviewed a request to continue the hearing to allow the applicant to address various comments received. No abutters were present. The Board noted how busy the Fire Review Team may be in the next few weeks, especially with the holidays, and felt they should be given adequate time to work on resolving their issues with the applicant.

Motion: To continue the hearing to January 26, 2009 at 7:20 P.M., S. Hughes

2nd: W. Whittier

Vote: 6-0-0

Motion: To Adjourn, D. Moroney

2nd: S. Hughes

Vote: 6-0-0

Adjourned 7:47 P.M.