

Sutton Planning Board  
Minutes  
March 5, 2012

Approved \_\_\_\_\_

Present: R. Largess, T. Connors, D. Moroney, J. Anderson  
Staff: J. Hager, Planning Director

**General Business:**

Form A Plans:

Dakin – Pierce Road/Leland Hill Road

Motion: To endorse the Form A plan for Dakin on Pierce & Leland Hill Road showing one new building lot, one conveyance and the remaining land with the existing home dated 1/3/12, D. Moroney  
2<sup>nd</sup>: T. Connors  
Vote: 3-0-0

(J. Anderson arrives)

Stanley – Carrier Lane

Motion: To endorse the Form A plan for Stanley on Carrier Lane showing a conveyance with no new building lots dated 1/3/12, D. Moroney  
2<sup>nd</sup>: T. Connors  
Vote: 3-0-1, J. Anderson abstained as he wasn't present for the full explanation of the plan

Motion: To approve the minutes of 2/6/12, D. Moroney  
2<sup>nd</sup>: J. Anderson  
Vote: 3-0-1, T. Connors abstained as he wasn't present at this meeting

Correspondence/Other:

CPTC Training – The Planning Director reminded the Board about the upcoming Citizen Planner Training Collaborative classes at Holy Cross on March 17<sup>th</sup>.

Spring Town Meeting Articles – The Planning Director asked the Board if they felt any potential zoning bylaw changes should go to the Spring Town Meeting as the Warrant will close on 3/15. The Board will not bring any articles to Spring Town Meeting. The Planning Director noted there is likely to be a petition to change the accessory apartment bylaw to allow detached accessory apartments.

**Public Hearing (Cont.) – New Village at Steven's Pond**

Mike Weaver of Guerriere & Halnon was present to discuss revised plans for New Village at Steven's Pond. He overviewed the entire project for the benefit of those who weren't present at the first night of the public hearing. He then reviewed changes made to the plans as a result of hearing input and departmental comments received. He noted they had met with both Manchaug Water District and their consultant, Whitinsville Water regarding water volume and pressure concerns. It was determined there will likely not be a volume issue and the pressure issues can likely be addressed, but will require the use of booster pumps. However, further evaluation will take place. Mr. Weaver also reviewed the proposed traffic signal and advanced warning signage proposed for Manchaug Road and its intersection with

Reservoir Avenue. As revised plans were only recently provided to the Town's consulting engineer, comments have not been received back from him yet.  
(the proponent, Mr. Fishman arrived)

The Board reviewed application of the dead end road requirements. The Planning Director noted that typically dead end road length is measured from the center line of the street the dead end road intersects with to the back of the curb of the cul-de-sac at the end of the dead end road. In this case the dead end road length would be measured from the centerline of Manchaug Road to the point on Reservoir Avenue extension where the road splits and goes in two directions, which is approximately 719'. Then dead end road length would again be measured from the point the next cul-de-sac portion of this roadway begins, where Ivory Terrace splits off, to the curb at the back of this cul-de-sac which is 500'. The paved 18' emergency access section of roadway completes a full loop that makes the roadway comprised of Steven's Pond Road and Ivory Terrace a continuous loop, not dead end. However, this entire loop will have to be maintained at all times.

Bob Wisket of 324 Manchaug Road stated he feels the lights should have to be installed prior to construction starting to deal with construction traffic.

Robert Nunnemacher of 24 Singletary Avenue submitted written comments to the Board and reviewed several of his concerns. He had a particular concern with the grad of Reservoir Avenue as it approaches Manchaug Road, which he estimated at 10%. He stated this should be re-graded and Manchaug Road should be re-aligned to make this entire area safer. He noted this project will double the traffic at this intersection.

Don Obuchowski, Sewer Superintendent, expressed concerns with the current request to provide a master meter for the entire project. He noted sewer billing is based on individual water metering. It isn't fair to charge every unit in a development the same water and sewer fees as some people use more of less and those who use less shouldn't have to subsidize those who use more. He stressed he will absolutely require single unit metering for sewer billing. The development team noted the master meter request came from the water district, but they would prefer individual water meters as well, and will continue to try to get the water commissioners to see the equity of individual meters.

Motion: To continue the public hearing to March 26 at 7:15 PM, D. Moroney  
2<sup>nd</sup>: T. Connors  
Vote: 4-0-0

### **Public Hearing (Cont.) – West Side Connector Road**

The Board reviewed a request dated 2/27/12 asking for a continuance. Mike Weaver of Guerriere & Halnon explained as the Town of Sutton, Northbridge and Douglas are all involved in this review process and both Planning and Conservation in two of these towns, they would like a continuance in order to incorporate all comments received from the three towns so one final plan can be submitted and reviewed comprehensively.

The Chairman asked if anyone was present to comment and if they minded holding any comments until the next meeting. Mark Bedoin of 1 Lackey Dam Road was present to observe and had no issues with reserving any input until the next meeting.

Motion: To continue the public hearing to March 26 at 7:30 PM, D. Moroney  
2<sup>nd</sup>: T. Connors  
Vote: 4-0-0

### **Public Meeting (Cont.) –191 Hartness Road**

Norman Hill of Land Planning was present with land owner Jeff Ruth and project proponent and abutter Betty Ray to present the latest iteration of their preliminary subdivision plan to the Board. This revised plan shows removal of the existing home on the property and six new homes as well as one potential retreat lot. The road length has been reduced to 894' and the first 400'+/- is a boulevard design.

The Board reviewed additional departmental comment received. The Highway Superintendent does not like the boulevard as it is more maintenance for him. The Fire Chief likes the boulevard as he feels it adds to safety. Mr. Nunnemacher had various comments on the revised plans.

J. Anderson stated he doesn't like the boulevard design as it's not very rural but if it addresses safety issues and complies with the regulations, he has no major objections.

T. Connors asked if the lanes of the double barrel road could be spread farther apart? Mr. Hill noted there is additional limited width available to make the boulevard island larger.

D. Moroney agreed with J. Anderson.

J. Hager, Planning Director, noted that the Regulations do not address the boulevard design or say if you put in a boulevard you address the dead end issue. This has just been one way utilized to address safety concerns with over length roadways.

T. Connors expressed the desire to be consistent in the Board's decisions and asked for a recent history of the Board's decisions granting lengths over 500'. J. Anderson agreed and added he thought it would be a good idea to have a criteria by which the Board would grant waivers from this provision.

Motion: To continue the public meeting to March 26 at 7:45 PM, T. Connors  
2<sup>nd</sup>: D. Moroney  
Vote: 4-0-0

Motion: To Adjourn, T. Connors  
2<sup>nd</sup>: D. Moroney  
Vote: 5-0-0

Adjourned 8:31 PM