

Sutton Planning Board
Minutes
May 7, 2012

Present: S. Paul, W. Whittier, D. Moroney, T. Connors, J. Anderson
Staff: J. Hager, Planning Director

General Business:

Minutes:

Motion: To approve the minutes of 4/23/12, W. Whittier

2nd: D. Moroney

Vote: 4-0-1, S. Paul abstains as he wasn't present



5/21/12

Form A Plans: None.

Lifesong Church Field Change – Paul Hutnak, P.E. of Andrews Engineering & Survey was present to review proposed field changes with the Board. Because of conflicts with the location of the utility vaults, they need to re-grade the north parking expansion, install some drain trenches and they also propose a row of dense yews at the end of the upper parking as a soft barrier between the end of the parking and the main entrance area. Graves Engineering approved the changes.

Motion: To approve the field changes per the request dated April 30, 2012, D. Moroney

2nd: W. Whittier

Vote: 5-0-0

532 Central Pike Common Drive Violation – J. Hager explained this common drive approval was granted over ten years ago. Occupancy should not have been granted without completion of the common drive at least through the driveway of the occupied unit. This driveway is nearly impassible in wet weather. The conservation Commission has issued an Order of Conditions for the repair and wetland work, but Mr. Heney, owner of the road and the 2nd lot is responsible for completing the work. However, he has taken the position that the work in the Order does not need to be completed for three years.

The Murphy's who live on the first lot attested that Mr. Heney has done some repair and patching in the past but even though he said he would last year, he did not and has not done any work for a while.

Motion: To notify Mr. Heney that he must either commence the repair work in earnest by the 21st or appear before the Board with a expedient plan to get the work done, or the Board will begin fining him under the non-criminal disposition provisions of the Town's General bylaws, D. Moroney

2nd: W. Whittier

Vote: 5-0-0

Correspondence/Other:

Forest Edge Surety – J. Hager reviewed a letter sent to Benjamin Franklin Bank c/o Rockland Trust in Milford asking for confirmation that they realize they are still indebted to the Town for the \$64,000+ in the surety agreement they endorsed.

Public Shade Tree – Litchfield – 16 Jared Drive

Corey Litchfield was present to receive the determination of the Board on whether they would allow him to replace one of the two shade trees in the public right of way in front of his home.

J. Hager reported that while the tree near the transformer in front of 16 Jared is alive, this tree, like many in the subdivision was not properly spread when they were planted and therefore all the branches go straight up and are intertwined making it hard for it to get proper sunlight and air. She doubted it would live long term. She noted it was in better shape than a few others in the subdivision, so perhaps it could be used to replace one that will definitely not make it. Mr. Litchfield showed the board pictures of the tree.

The majority of the Board felt it would be a waste of time and effort to move this tree to another location.

Motion: To approve the shade tree request to replace the unhealthy tree near the transformer in the right of way in front of 16 Jared Drive with a minimum 2 ½" DBH tree. The species will be approved by the Planning Department prior to purchase. D. Moroney

2nd: W. Whittier

Vote: 4-0-1, S. Paul abstained as he was not present for the 1st night of the hearing.

Public Hearing – National Grid Site Plan and Special Permit Amendment – 1152 Main Street, Northbridge

S. Paul read the hearing notice as it appeared in The Chronicle.

Attorney Bob Longden of Bowditch & Dewey was present representing National Grid with the following members of the development team:

Scott Gardner, Senior Project Manager, National Grid

John Racine, RGB, Project Architect

Leonard Bradley, Vice President, DiPrete Engineering

Jason Clough, Senior Project Engineer, DiPrete Engineering

Mr. Longden reminded the Board that back in 2008 the Board had approved two additions to the existing facility at 1152 Main Street as well as a 60,000 s.f. fleet maintenance building with additional outside storage to the north of the existing building. One of the two additions was constructed, but no other construction was completed. As storage is occurring on this part of the site, the storm system was installed as if the entire facility was to be constructed.

National Grid now proposes to cut the size of the facility down to less than half at 24,294 s.f. However, they have added a 6,000 above ground fueling area and a specialized large transformer storage area to the outdoor storage. Attorney Longden noted the transformers will contain only mineral oil and the specialized containment includes a concrete pad area with plastic lined stone sumps to collect any spills. Each transformer has a low level alarm to alert of any leaks and they are also visually inspected weekly. The fuel tanks are double walled and protected with bollards and are located on a standard concrete fueling mat like those at gas stations.

The facility will employ about 23 people with more for storm events. This facility will replace the Westborough location.

The team reviewed visibility projections from Route 146 and discussed that the building will likely not be visible from Mendon Road either. Walmart is not currently visible from the building site due to the forested wetlands between the two so it is not likely the structure will be visible from Walmart.

A portion of the building is over the 45' allowed in the Office Light Industrial district with findings from the Fire Department. Approximately 13,352 s.f. will be a series of bays for fleet maintenance. The bays need to be tall enough to extend the buckets on the bucket trucks for repair and maintenance. Attorney Longden asserted that the height regulations do not apply to specialized industrial structures that require a greater height as a result of the industrial process. He suggested this is the case here, but needed a finding from the Board.

On a questions from the Board, Mr. Gardner noted the roof system is being designed to hold solar panels but they won't be installing them right away.

The Board reviewed departmental concern including ones expressed by Whitinsville Water District. They note this site is in their Zone III protection area. Attorney Longden noted that Suttons Groundwater Protection District does not regulate land use within Zone III areas. He added that both the transformer and fuel storage will need to be reviewed and approved by local authorities and National Grid will comply with whatever safety requirements they feel are necessary. He reiterated that the mineral oil in the transformers is non-toxic. He also stated that all building drains go to containment that is emptied and disposed of in accordance with applicable regulations.

No members of the public were present with comments.

Motion: To continue to 5/21/12 at 7:15 PM, W. Whittier
2nd: D. Moroney
Vote: 5-0-0

Bridle Path Covenant Extension – off Barnett Road

J. Hager stated she had received a request to discuss this matter at the Board's next meeting instead of tonight. She noted she checked with the landowner who had no objection to the delay.

Public Hearing (Cont.) – Airsoft – 100 W/P Turnpike

Applicant Matt Pearson was present to continued discussion with the Planning Board relative to his request to establish an airsoft playing field at 100 Worcester Providence Turnpike.

J. Hager noted the Zoning Board of Appeals has granted the Special Permit to allow the use with three conditions.

The Board discussed concerns expressed on the first night of the public hearing with players wandering onto abutting properties and protecting abutting properties from vandalism. Mr. Pearson stressed he will have netting blocking access along most of two lot lines and flag off the remaining out of bounds area on all sides.

Flagging will be a good distance in from abutting property lines so it will be clear to players what area is off limits. He also stressed again that he has paid staff on duty during operating hours to keep an eye on what players are doing, but noted people who pay to play airsoft aren't wasting their money wandering out of bounds and vandalizing things. If you go out of bounds you are out of the game.

The shortest distance from the playing field to the highway is 45'. The biodegradable pellets are so tiny in mass they will not make it to the highway. If pellets are shot over the netting toward Watts they just don't have the mass to break windshields or dent vehicles. He added they have a limit on the force of guns that are allowed to be used at their facilities to limit injuries from close range shots.

Mr. Watts was present but left due to illness. No other members of the public were present with comments.

The Board considered required waivers related to allowing Mr. Pearson to submit a non-engineered aerial site plan.

Motion: To grant waivers from section 4.a. – e. and k.-m. allowing the omission of several elements on the site plan and section 4.o., p. & r. as they are not applicable, storm water calculations per section 4.j. do not need to be submitted as no new pavement is being added and no grading changes are being made , T. Connors

2nd: D. Moroney

Vote: 5-0-0

Motion: To approve the site plan for Citadel Airsoft at 100 Worcester Providence Turnpike dated 4/4/12 with the following conditions, T. Connors

1. Receipt of all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments
2. The applicant must remove all brush from 100' north of the north entrance to 30' south of the south entrance to establish an adequate line of site. After removal, site distance will be reviewed by a representative of the Planning Board and additional clearing may be required.
3. Special events will require Police notification in order to determine if there needs to be safety detail in place. If it is determined that there is a safety issue during normal activity, additional details may be required. The applicant will be responsible for the cost of any required details.
4. The property must be gated and secured at all times when not in use.

2nd: D. Moroney

Vote: 5-0-0

Correspondence/Other:

Motion: To Adjourn, W. Whittier

2nd: T. Connors

Vote: 5-0-0

Adjourned 9:50 PM