

Sutton Planning Board  
Minutes  
June 27, 2012

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

**General Business:**

Minutes:

Motion: To approve the minutes of 6/18/12, D. Moroney  
2<sup>nd</sup>: T. Connors  
Vote: 4-0-1, W. Whittier abstains as he was not present

Minutes of 5/3/12 tabled to future meeting.

Form A Plans:

Gilbert Retreat Lot – No one present, tabled to future meeting.

Worcester Land Trust – Eight Lots Road – Steve O’Connell of Andrews Survey & Engineering was present with a Form A plan for two non-buildable lots on Eight Lots Road. One of the lots will be the retreat lot the Board is in the process of reviewing. The other lot is backland that will ultimately be transferred to the State to be held in common with abutting Fisheries and Wildlife land. The reason the Board is being asked to sign the plan with both lots marked as “non-buildable”, is that the state must close on their parcel before the end of June and needs a signed plan to do so. If the retreat lot is ultimately approved, Andrews will return with the identical plan with the “non-buildable” notation removed from the retreat lot. R. Largess asked if there was any possible negative precedent? J Hager stated she is not aware of any.

Motion: To endorse the Form A plan dated May 8, 2012, R. Largess  
2<sup>nd</sup>: W. Whittier  
Vote: 4-0-1, D. Moroney abstains as an abutter

Correspondence/Other:

Lifesong Church – field changes – Gilmore Drive – Tabled to future meeting.

(D. Moroney steps off the Board due to conflict as an abutter)

**Public Hearing (Cont.)– Retreat Lot – Eight Lots Road**

The Board reviewed the information presented at the last meeting regarding the compliance of this retreat lot submission with the applicable regulations. No one present offered additional comment.

Motion: To approve the Special Permit for an 8.5 acre retreat lot with 50’ of frontage on Eight Lots Road per the plan dated 5/8/12, with the following conditions:

R. Largess

1. Approval of all other local, state and/or federal approval authorities as necessary.
2. The driveway will not exceed 12% in grade and shall have a minimum paved width of 12' and 15' cleared width. The surface material shall be bituminous.
3. The lot shall have underground utilities.
4. The house number shall be clearly visible at the street.

2<sup>nd</sup>: W. Whittier  
Vote: 4-0-0

Motion: To close the public hearing, W. Whittier  
2<sup>nd</sup>: R. Largess  
Vote: 4-0-0

(D. Moroney returns to the Board)

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

Adjourned 6:27 PM