

Sutton Planning Board
Minutes
July 16, 2012

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

General Business:

Minutes:

Motion: To approve the minutes of 6/18/12, D. Moroney
2nd: T. Connors
Vote: 3-0-1, J. Anderson abstains as he was not present

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

Form A Plans:

Gilbert Retreat Lot – J. Hager noted that no appeal was filed to the retreat lot approval and common driveway approval related to this Form A plan.

Motion: To endorse the Form A plan and related common driveway plans dated 4/23/12 for a retreat lot at 65 Century Farm Road, D. Moroney
2nd: T. Connors
Vote: 4-0-0

Lifesong Church Field Changes: The Board reviewed field changes to grading and drainage submitted by Paul Hutnak of Andrews Survey & Engineering. Jeff Walsh of Graves Engineering has approved the changes. Mr. Hutnak also requested that the small wall between parking and the main entrance be changed to a wooden guardrail.

Motion: To approve the requested field changes, D. Moroney
2nd: J. Anderson
Vote: 4-0-0

Stockwell Hollow Covenant: J. Hager explained that although the Board has previously believed this two lot subdivision had expired, it has not as it was eligible for the two year automatic extension granted via the Permit Extension Act of 2010. Therefore the applicant has requested a similar extension of the performance deadline in their covenant to 11/2013.

Motion: To extend the performance deadline in the Stockwell Hollow Covenant to 11/3/13, D. Moroney
2nd: J. Anderson

Robert Nunnemacher of the Board of Assessors noted that the road name of this proposed roadway is too close to another road within the Orchard Estates subdivision and should be changed. He added there is no current road name similar to Stockwell so perhaps some iteration of this historic name should be used. The Board agreed the applicant will need to choose another road name.

Vote: 3-0-1, T. Connors abstains as an abutter

Grafton Plumbing & Heating – 21 Boston Road: Richard Atchue of Grafton Plumbing and Heating was present to seek the Board's input on the possibility of moving his business to 21 Boston Road and waiving Site Plan Review. This location is current occupied by Chases' Garage. There was also previously a small engine/lawnmower repair business in the rear of the building that has been gone for some time. Mr. Atchue explained that he feels the use he is proposing, while also non-conforming, is far less intrusive than the prior use. This business has 4-6 employees. They have three company trucks that would be housed on site. During the day the trucks will be in an out and employee vehicles will also be on the site. There is almost no customer traffic as most work is done on private sites. Deliveries via tractor trailer come no more than twice a month and average no more than 6 or 7 per year. The remaining deliveries come by box sized truck. There are no hazardous materials.

He understands that once the use changed to his use, it can never be a car repair shop again. J. Hager noted that Mr. Atchue had been referred to the Board by the Building Commissioner who feels that under the provisions of Section I.C.4.a. of the Zoning Bylaw that the current pre-existing non-conforming use may be changed to another non-conforming use as long as the use is not substantially different.

The majority of the Board felt this change could be made and that Site Plan Review could also be waived but that an updated Site Plan would need to be filed. They will not take a formal vote until Mr. Atchue actually owns the property.

Correspondence/Other: None.

Motion: To Adjourn, D. Moroney
2nd: J. Anderson
Vote: 4-0-0

Adjourned 7:21 PM