

Sutton Planning Board
Minutes
July 30, 2012

Approved: _____

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

General Business:

Minutes:

Motion: To approve the minutes of 5/3/12, R. Largess
2nd: W. Whittier
Vote: 3-0-2, R. Largess, D. Moroney and S. Paul abstained as they were not present

Motion: To approve the minutes of 6/18/12, D. Moroney
2nd: W. Whittier
Vote: 4-0-1, S. Paul abstained as he was not present

(J. Anderson and D, Moroney step off the Board due to conflict as abutters)

Form A Plans:

Greater Worcester Land Trust Retreat Lot – J. Hager noted that no appeal was filed to the retreat lot approval related to this Form A plan.

Motion: To endorse the covenant related to the retreat lot at 135 Eight Lots Road,
R. Largess
2nd: W. Whittier
Vote: 3-0-0

Motion: To endorse the Form A plan dated 7/25/12 for a retreat lot at 135 Eight Lots
Road, R. Largess
2nd: W. Whittier
Vote: 3-0-0

(J. Anderson and D, Moroney return to the Board)

Grafton Plumbing & Heating – 21 Boston Road: Richard Atchue was not present, so the matter was tabled to a future meeting.

Proposed Town Meeting Articles: J. Hager noted the only proposed Town Meeting articles are one to clarify the accessory apartment bylaw now that detached units are allowed and several to accept the roadways in subdivisions that were designed to be public but where developers walked away. These roads will include Skyline Drive and all the roadways within the Colonial Acres subdivision in northeast Sutton.

Robert Nunnemacher of 24 Singletary Avenue, also a member of the Board of Assessors and retired member of the fire department, had comments regarding safety vehicle response and other issues.

He also noted the Assessors had reviewed their records to make a concerted effort to identify units with accessory or in-law apartments and there were a significant number that don't have permits.

The Board discussed the proposed amendments and made adjustments. J. Hager will work with Mr. Nunnemacher and Town Counsel to prepare the roadways for acceptance.

Correspondence/Other:

CMRPC Delegate - J. Hager review the annual notice from Central Mass Regional Planning Commission asking for the Board to appoint their delegate to the Commission. T. Connors had been the delegate over the last year. She reminded the Board that the Town gets Local Planning Assistance (LPA) hours that they use for any number of planning projects like mapping etc. and every meeting that members or their representatives attend earns the Town more hours.

S. Paul agreed to give it a try.

Motion: To appoint S. Paul as the Planning Board's delegate to CMRPC for the upcoming year, R. Largess

2nd: D. Moroney

Vote: 5-0-0

Sutton Center Store Sign – The Board reviewed the proposed sign that will replace the existing sign. The sign will be the same size and go in the same location as the existing sign. It will be made of painted 1/8" aluminum.

Motion: To approve the proposed sign for the Sutton Center Store, D. Moroney

2nd: R. Largess

Vote: 5-0-0

Motion: To Adjourn, D. Moroney

2nd: R. Largess

Vote: 5-0-0

Adjourned 7:49 PM