

Sutton Planning Board
Minutes
August 20, 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 7/30/12, D. Moroney
2nd: R. Largess
Vote: 4-0-0

Form A Plans: None.

65 Century Farm Road Retreat Lot Covenant

Motion: To endorse the covenant to the retreat lot at 65 Century farm Road, D. Moroney
2nd: R. Largess
Vote: 4-0-0

Correspondence/Other: None.

(The Board recessed for 10 minutes. S. Paul arrived)

Wicked Burger – 4 Worcester Providence Turnpike – Site Plan Review Waiver Request

J. Hager stated that the Building Commissioner, John Couture, had referred Mr. Schold to the Planning Board noting that he did not feel the change from Honey Dew Donuts to Wicked Burger needed Site Plan Approval as both are restaurant uses. However, he wanted the Board's confirmation via a formal vote.

The business will actually be called "Wicked Good" as the applicant will also be trying a breakfast menu. The hours will be 7 AM to 8 PM. If the hours change, they will be reduced, eliminating breakfast. There will be 4 employees per shift. There will be 50 seats. The pick-up window will remain but has been moved to the rear of the building to encourage people to exit on Deborah Drive as opposed to Route 146 directly. A maximum of three tractor trailer deliveries per week are anticipated. Mr. Schold will likely apply for a beer and wine license. Mr. Schold listed that he has a valid public water supply well head.

R. Largess expressed his support for the business.

D. Moroney said he thought the exit doors near the pick up window should swing out.

S. Paul expressed concerns with limited stacking for the pick up window. He noted serious issues with DiRenzo's operating in the highway Right of Way across the highway. He stated the Board will not allow stacking onto the highway. He pointed out how the XtraMart./Dunkin Donuts northbound in Sutton is one of the only ones that functions properly, because the Board required over 20 stacking spaces. Mr. Schold clarified that there will be NO menu board to order from, the pick up window is only for those who call in an order and prefer to drive through and pick it up. This WILL NOT operate like a McDonald's.

W. Whittier shared S. Paul's cueing concern, but was less concerned noting there will be no menu board. He asked if all the parking spaces are paved? Mr. Schold noted the most western spaces are gravel.

The Board reviewed parking requirements. Twenty-one (21) spaces are required and 28 are shown on the plan. The patio seating shown on the plan was not considered for the parking calculation as it is seasonal only. J. Hager noted all parking spaces must be clearly delineated, preferably with striping paint on pavement.

J. Anderson stated if any issues arise with cueing onto the highway, Mr. Schold will have to return to the Board to resolve the issue.

In response to pothole concerns expressed by the Board, the owner, Wayne Richards, stated Honey Dew was supposed to repair potholes and other similar issues under their lease, but failed to do so. He was certain Mr. Schold would be more responsible. He noted Lenny's Liquors may also participate in improvements to the pavement behind the building and adjacent to Deborah Drive as their customers use this area.

Motion: To waive site plan review and approve the use of 4 Worcester Providence Turnpike as a fifty (50) seat restaurant, with the following conditions:

1. Approval of all other applicable local, state, and federal permitting authorities.
2. Final sign design for the building sign and pylon sign will be submitted to the Board for their approval prior to fabrication.
3. If any issues arise with cueing at the pick up window, the applicant will immediately return to the Board to rectify said issues.

W. Whittier
2nd: D. Moroney
Vote: 5-0-0

Master Plan Final Approval

J. Hager stated the water and sewer maps for the plan are being finished. She also noted preliminary printing quotes were excessive and she is seeking additional quotes. She preferred the Board wait to adopt the Plan until it is actually in hand. The endorsement was tabled to a future meeting.

Motion: To Adjourn, D. Moroney
2nd: W. Whittier
Vote: 5-0-0

Adjourned 7:34 PM