

Sutton Planning Board
Minutes
September 24, 2012

Approved: _____

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

General Business:

Board Reorganization

Motion: To nominate Wayne Whittier as Chairman for the upcoming year, D. Moroney
2nd: J. Anderson
Vote: 4-0-0

Motion: To nominate Dan Moroney as Vice chairman for the upcoming year, R. Largess
2nd: J. Anderson
Vote: 4-0-0

Form A Plans

Mike Yerka was present with a Form A plan to reconfigure two lots on Central Turnpike to meet current requirements. It is likely the land owner will file for a variance on upland requirements to make the second lot on the plan buildable at some point in the future.

Motion: To approve the Form A plan showing one new buildable lot and one non-buildable lot for Vaillancourt on Central Turnpike dated 8/9/12, D. Moroney
2nd: R. Largess
Vote: 4-0-0

Minutes:

Motion: To approve the minutes of 9/10/12, D. Moroney
2nd: J. Anderson
Vote: 4-0-0

Correspondence/Other

Fall CPTC Training: J. Hager noted the annual fall Citizens Planner Training was starting and if the members want to go to training the Town will pay the \$30 course costs.

Waters Farm Days: J. Hager reminded everyone that Waters Farm Days are this weekend.

The Board recessed briefly awaiting the scheduled hearing time

Public Hearing – Public Shade Tree – 24 Quabbin Path

W. Whittier read the hearing notice as it appeared in The Chronicle.

Applicant Scott Mackie was present to ask the Board to allow him to move a public shade tree approximately 20' to allow sunlight to reach a new landscaping bed he has put in on his lot. He would also like to replant some maple trees he's been growing in his back yard along the roadway.

Tree Warden, Joe Camarra, was present. He noted his only concern is the health of the tree. He stated the tree will undergo two shocks when being dug up and when being replanted and he is concerned that the tree may not survive as it's been established at its current location for three years. He stated the tree will have to be replaced if it dies with a minimum 2.5 dbh maple. With respect to planting additional trees they need to be planted a minimum of 30' apart.

W. Whittier reminded the Board that on the last shade tree application the Board told the applicant that any additional trees that he wanted to plant should be outside the Town's Right of Way, on private property, so the Town will not be responsible for maintenance going forward. He felt any additional trees Mr. Mackie wants to plant should also be outside the Town's ownership and responsibility.

The trees will not be relocated until spring.

Motion: To approve the public shade tree request to relocate one maple tree approximately 20' to the east in front of 24 Quabbin Path. Any additional trees to be planted need to be on private property. If the relocated tree dies, the applicant must replace it with a minimum 2.5 dbh maple tree, D. Moroney

2nd: R. Largess

Vote: 4-0-0

The Board recessed briefly awaiting the next scheduled hearing time

Public Hearing – Public Shade Tree – Retreat Lots 19 & 35 Quabbin Path

D. Moroney read the hearing notice as it appeared in The Chronicle.

Applicant Dana Gravison was present to explain he was seeking the special permits for the two retreat lots he established in the New State Acres subdivision. He noted he could not formally apply for the permits until the roadway was accepted as a public way.

J. Hager noted that this subdivision had been approved in accordance with old lot size standards of 175' frontage and 60,000 s.f. acreage. The subdivision commenced within the grandfathering period and has proceeded continuously ensuring the valid use of the lots within the project in accordance with the regulation in place at the time of approval. Additionally, the grandfathering period on the subdivision was extended through two Acts of the legislature until this year.

Vincent Dimino of 17 Quabbin Path asked what the timing would be for building the houses on the retreat lots. D. Gravison expressed uncertainty.

R. Largess noted that the retreat lot bylaw helps to preserve open space.

J. Hager added that previously landowners with inadequate frontage for a lot but excessive acreage were forced to put in cul-de-sac creating a myriad of cul-de-sacs with multiple lots. The retreat lot bylaw allows these landowners to get some return on their land without creating new roadways and more lots, which also serves to keep more open space.

S. Mackie asked if a house is put on the ten acre lot can it be demolished later to put in a cul-de-sac?
J. Hager stated that if you have enough width and acreage you can propose a subdivision at any time. However, in this case there is so much wetland on the ten acre lot that it is unlikely you could get more than two lots which would not be economical.

Motion: To approve the applications for two retreat lots at 19 and 35 Quabbin Path as shown on the plans dated August 29, 2012 with the following condition: D. Moroney
1. Approval of all other local, state and federal departments, boards and commissions

2nd: J. Anderson

Vote: 4-0-0

Motion: To close the hearing, D. Moroney

2nd: J. Anderson

Vote: 4-0-0

Motion: To Adjourn, D. Moroney

2nd: R. Largess

Vote: 4-0-0

Adjourned 7:43 PM