

Sutton Planning Board  
Minutes  
October 22, 2012

Approved \_\_\_\_\_

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

**General Business:**

Motion: To approve the minutes of 9/24/12, R. Largess  
2<sup>nd</sup>: T. Connors  
Vote: 3-0-1, T. Connors abstained as he wasn't present

(D. Moroney arrives)

Form A Plans: Quabbin Path Retreat Lots

Motion: To endorse the covenants for Lots 4 & 10 on Quabbin Path, R. Largess  
2<sup>nd</sup>: D. Moroney  
Vote: 5-0-0

Motion: To allow the Chairman to endorse the Form A plan once the abutters across the road are added and the zoning requirements that were in place when the subdivision was approved are added to the plan, D. Moroney  
2<sup>nd</sup>: R. Largess  
Vote: 5-0-0

New Village at Steven's Pond – tabled until next meeting.

**Correspondence/Other:**

Dean Farm Field Change – Dave Mason asked if the Board would consider reduction of the pavement width on this two lot subdivision to 18' and amendment of the cul-de-sac to the same as the one on LaPlante Way and if these changes are appropriate to request as field changes. The majority of the Board felt they would consider the changes as field changes with the approval of the safety department heads. It was noted the remainder of Dean Farm Road should be changed to private at the next Town meeting. It was also stated no building permits should be issued until the roadway is finished.

**Earth Removal Board Process**

Town Meeting amended the Earth Removal bylaw making the Planning Board the Earth Removal Board. Tammy Mahoney, clerk for the Earth Removal Board and the Planning Board provided the board with a written summary of the active permits and an outline of the permitting process. The majority of the Board want to visit the three sites in active removal and reclamation to make sure they are familiar with the operations as they are taking on the Earth Removal board duties. Mrs. Mahoney will coordinate site visits. One of the three operations will undergo a public hearing this year while two will apply for one year permit extensions. Next year the two operations with extensions will undergo a public hearing process while the third applies for a one year extension.

### **Common Drive Discussion - 530 Central Turnpike**

Dan Heney was present to update the Board on the status of the proper construction of a common driveway at 530 Central Turnpike that was permitted over 10 years ago. The Murphy's who live on the frontage lot off the common driveway were also present. Mr. Heney stated he has hired an engineer who he met on site with the previous Wednesday and has secured financing to complete a majority of repairs this fall. He hired Chauvin Construction from Dudley who will likely start on the 29<sup>th</sup>. He also moved some equipment to the site and scraped back significant overgrowth along the drive exposing more pavement width earlier in the week. He stated he would be raising things up about 6" +/- and putting in the swale and would like to make sure the drainage repairs function properly before he puts on a final top coat in the spring. He is willing to monitor the site weekly and will make sure any part of the road that is disturbed is passable with pavement patch and/or base course.

J. Hager asked if work would be performed in accordance with the construction plans approved by the Conservation Commission. Mr. Heney said yes. Wayne Whittier stated he thought approved plans called for raising the elevation of the drive more significantly. J. Hager obtained a set of approved plans and after review it was determined the elevation will need to be raised over 2' for a length of over 150'.

W. Whittier stressed the current condition of the drive is a disgrace and that it must be reconstructed in accordance with approved plans. He reiterated that if the driveway is not raised to an elevation above the drainage pipe in accordance with the plans nothing will work as proposed. He implored Mr. Heney not to waste his money and everyone's time doing anything short of the plan. Top course can wait till spring but the rest of the work per the plan needs to be completed now. The rest of the Board unanimously agreed.

The Board expects Mr. Heney to report back to them at the next meeting, hopefully about how well the plans have been completed. Otherwise they will begin the enforcement process.

Motion: To adjourn, D. Moroney  
2<sup>nd</sup>: R. Largess  
Vote: 5-0-0

Adjourned 7:56 PM