

Sutton Planning Board
Minutes
November 19, 2012

Approved _____

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

General Business:

Motion: To approve the minutes of 10/22/12, D. Moroney
2nd: T. Connors
Vote: 3-0-1, S. Paul abstained as he wasn't present

Form A Plans: None.

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

530 Central Turnpike – common drive: J. Hager reported that Dan Heney had left several messages at the office one of which noted that his contractor had gotten tied up on an out of town job and that as of this AM he was back on site and would be there until the job was complete. Mr. Heney was not present at the meeting. Mr. and Mrs. Murphy who live off this common drive were present and confirmed that there is a crew on the site. D. Moroney stressed the Planning Director should make sure the contractor has a copy of the approved plans to work from. S. Paul expressed concern with the asphalt plants shutting down before the pavement can go down. The Planning Director will meet on the site with the contractor to make sure they understand the Board's concerns and expectations.

(R. Largess arrives)

Master Plan Adoption:

Motion: To adopt the updated 2012 Master Plan, S. Paul
2nd: D. Moroney
Vote: 5-0-0

Correspondence/Other:

MPC Services – 14 Deborah Drive: Mr. Bob Desruisseaux, owner of MPC Services, Inc., was present to ask the Board to waive site plan review and allow his business to move into 14 Deborah Drive. MPC Services is a HVAC contractor. The building will be used as the office, warehouse and dispatch location for the business. The building was previously used by Car Custodian who primarily serviced RV's. Mr. Desruisseaux stated his business will have little or no outside storage. They will have a dumpster and there will likely be a few vehicles parked at the site overnight. He stated most employees bring their company vehicles home at night. During the day they will come in to pick up orders and/or parts and then go to service sites, so little parking is needed. Parking calculations would require 4 spaces and well over that are striped on the site.

J. Hager noted how tight the site is and that the only existing site plan is a proposed plan, no AsBuilt plan was ever done except for a mortgage survey that shows the building wasn't built where it was proposed. The Planning Director noted that while it doesn't appear a formal site plan hearing is necessary, as the change in use is minor and less intense and there are no abutting residential uses, that there should likely be an update site plan submitted for the record.

Mr. Desruisseaux noted he would like to make some improvements to the site as it hasn't been well maintained, and will likely put in some stone walls so was planning to have a survey done anyhow.

Motion: To waive site plan review and allow MPC Services Inc. to locate at 14 Deborah Drive,
D. Moroney

2nd: S. Paul

R. Largess noted that the Board should be consistent in requiring updated site plans on sites where none exist. T. Connors added especially when improvements are planned near the lot lines. The majority of the Board agreed a surveyed site plan should be submitted.

Amended motion: To waive site plan review and allow MPC Services Inc. to locate at 14 Deborah Drive with the submittal of an amended RLS stamped site plan, D.Moroney

2nd: S. Paul

Vote: 6-0-0

(J. Anderson arrives)

Earth Removal Permits and Site Visits:

Worcester Sand & Gravel

Chuck Scott of CFS Engineering was present with owner Michael Trotto requesting a one year extension of their earth removal permit for Worcester Sand & Gravel off Hatchery Drive.

The Board conducted a site visit on November 5th.

Mr. Scott reviewed the plan with the Board. He noted there is no active excavation taking place at this time, but his client wishes to keep his permit current in case the market turns around and there is an opportunity to continue excavation.

The Board had some questions about the bond amount. The process to calculate the bond is complicated and they want to make sure it is appropriate. It was noted the current bond only covers through June 30, 2013 and the permit will run until December 31, 2013. The bond term needs to be adjusted accordingly to match the permit time frame. Additionally the Board had some question as to the permit fee amount and what this covers.

S. Paul asked if the monitoring wells just test for depth to groundwater or if they also test for contamination or water quality? Mr. Scott said they only test for depth to groundwater. He noted the Water District tests water quality and contamination on their adjacent site to protect the public water supply well head located there.

Motion: To grant a one year extension of the existing earth removal permit with the bond term adjusted to match the permit year, D. Moroney

2nd: R. Largess

Vote: 6-0-0

R. Nunnemacher of 24 Singletary Avenue expressed some concerns with blasting related to earth removal operations that are close to public water supply well heads. He noted the issues with the blasting agent, perchlorate, having been found in wells in Millbury which caused huge public health concerns. He stated this should be a consideration of the Board. He also asked if earth removal operations are even allowed in DEP Zone 2's which encompasses much of this site. The Board will confirm.

Pyne Sand & Stone: The engineer had a conflict so this extension will be re-scheduled for next meeting.

Motion: To adjourn, R. Largess
2nd: D. Moroney
Vote: 6-0-0

Adjourned 8:00 PM