

Sutton Planning Board  
Minutes  
August 19, 2013

Approved \_\_\_\_\_

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

**General Business:**

Minutes:

Motion: To approve the minutes of 8/5/13, S. Paul

2<sup>nd</sup>: W. Whittier

Vote: 3-0-2, T. Connors and M. Sanderson abstaining as they were not present at this meeting

Minutes of 7/15/13 - Tabled until later in meeting for lack of quorum of those who were in attendance.

Ch. 61A Release – Helgesen – Manchaug Rd.: The Planner sent the Board maps and information relative to this release in order for the Board to visit this site and consider its usefulness to the Town prior to tonight's meeting.

Motion: To recommend to the Selectmen that from the Planning Board's standpoint the Town should Passover its first right of refusal and not purchase this property as there are no connections to existing properties or greenway systems, W. Whittier

2<sup>nd</sup>: M. Sanderson

Vote: 5-0-0

(R. Largess arrives)

Correspondence/Other:

Filings: The Board acknowledged the legal filing of two accessory apartment applications at 16 Bashaw and 427 Boston Road, and one application for three retreats lots, a common driveway and two scenic roadway alternations at 229 Manchaug Road.

**Potential Bylaw Changes –**

The Board discussed Village Center Zoning, Design Guidelines and Form Based Zoning.

It was noted the main push behind considering Village Center Zoning was restoration and re-use of the previous Methodist Meeting house at adjacent to the Sutton Center Store also known as "the Beehive". The majority of the Board felt that changing the zoning in Sutton Center primarily for the benefit of restoration of one property would be a mistake particularly without a more inclusive public process for input.

The Board agreed the beehive was worth restoration but asked the Planning Director to consider other methods, like marketing more aggressively for uses that are allowed IE: bed and breakfast, home business, single family with accessory apartment. They also considered the possibility of attempting a spot zoning as the Attorney General is deferring to the will of Town Meetings lately. A last question was whether Getty would give the building t the Town for rehab and re-use.

R. Nunnemacher of 24 Singletary Avenue said he did not feel there was a pressing need to create a new district. He agreed it would be nice to re-use the beehive, but that it might not be practical. He felt the Board should drop the Village Zoning idea.

Gary Matos of Worcester, MA who develops senior housing spoke briefly on the possibility of considering “Katrina” type housing alternatives that allow higher density in a cottage type setting on lots in the 10,000 s.f. range. He felt this may be beneficial for infill in areas like Sutton Center and the villages but also overall as a more affordable housing type for young people and ageing seniors.

W. Whittier expressed general concerns with the adequacy of electricity town wide...It was noted the interstate reliability project by National Grid is slated to upgrade high voltage lines throughout the region and is already underway. W. Whittier stated he was talking about service in the immediate area, like having sufficient capacity and line /voltage types to serve local homes and businesses.

The Board agreed to table Village Center Zoning, Design Guidelines and Form Based Zoning for further public input, but encouraged the Planning Director to continue with the development of additional higher density housing forms for potential use on the Aggregate parcel.

Motion: To approve the minutes of 7/15/13, T. Connors  
2<sup>nd</sup>: R. Larges  
Vote: 3-0-3, W. Whittier, M. Sanderson and S. Paul abstain as they were not present at this meeting.

The Planning Director emphatically thanked Dan Moroney for his input to the Board over the past several years. The Board welcomed Miriam Sanderson as the new associate.

Motion: To adjourn, W. Whittier  
2<sup>nd</sup>: T. Connors  
Vote: 6-0-0

Adjourned 9:07 P.M.