

Sutton Planning Board
Minutes
October 21, 2013
(Simonian Early Learning Center)

Approved _____

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

Site Plan Review Waiver Requests:

J.D. Byrider – 49 Worcester Providence Turnpike

Lance Vachon and his father were present to request the Board waive Site Plan Review and approve the continued use of this location as a pre-existing non-conforming automobile sales, service and financing location. The site was formerly Sonya's Used Autos that relocated to Worcester over the summer.

Mr. Vachon presented the Board with site plans and architectural renderings of the site. Nothing about the site will change except for the architecture of the building to be compliant with the franchise design for the J.D. Byrider chain.

The architecture and some small adjustments were discussed. The Board also discussed signage and noted relief will be necessary from the ZBA if they wish to have more than two advertising signs. Landscaping will also need to be better maintained.

Motion: To waive site plan review and allow the continued use of this location as a pre-existing non-conforming automobile sales, service and financing establishment with the following conditions: S. Paul

1. Architectural rendering shall be revised to include an awning and boxed corners on the tower element
2. Signage shall be submitted to and approved by the Board prior to fabrication
3. Landscaping shall be properly maintained and/or upgraded

2nd: M. Sanderson

Vote: 4-1-0, T. Connors opposed as he felt the Board should have more time to review a site plan to make sure they are not missing anything and that the right safeguards are in place in case an applicant does not do what they promised.

Sutton Station Parking Revisions – 140 Worcester Providence Turnpike

J. Hager noted she met on site last week with the new owner of the location and a representative from MassDOT. Due to the State's reconstruction /expansion project at Boston Road and Route 146, this site will lose parking and circulation area in front of the building. The new owners are also putting in a new septic system and filling in the pool and removing various accessory structures on the site. No changes in use are anticipated right now. It is important that these issues be reviewed and resolved quickly as MassDOT needs to make sure the work on this site is complete in time for them to begin their work on this section of roadway.

The Board reviewed a site plan showing the changes. There were questions that could not be answered about what will be happening in the area where the pool will be filled in and structures will be removed. Will this be gravel and open to Marble Road for more commercial traffic to impact this road?

Will there be grass and landscaping here to shield the residential neighbors and prevent additional access? As these questions could not be answered, the matter was continued until November 4th for further discussion.

Motion: To adjourn, S. Paul

2nd: R. Largess

Vote: 5-0-0

Adjourned 7:08 P.M.