

TOWN OF SUTTON ZONING BOARD OF APPEALS

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ZONING BOARD OF APPEALS

MEETING MINUTES

February 7, 2013

#### Approved by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Board members Present: Rick Deschenes, Acting Chairman; Jeffrey Fenuccio;

Michael McGovern; Brittanie Reinold, Assoc. Member;

Richard Haskins, Assoc. Member

Board Members Absent: Arthur Keown; Gerald Page

Secretary: Lynn Dahlin

Others in Attendance: Tomas Finacom; Robert Baillargeon

**7:30pm – Public Hearing**

**Variance / Special Permit**

**56-58 Main St, Manchaug**

Thomas Finacom

Submittals: Revised site plan / Alton Engineering

R. Deschenes read the public hearing notice as it appeared in the Millbury Sutton Chronicle on January 24, 2013 and January 31, 2013.

Prior to moving forward with the hearing, Tom Finacom informed the Board that it was found that one of the lots did not meet the 60/40 contiguous upland requirement. Also when reviewing the bylaws further it was found that easements such as retention and detention basins could not be considered buildable area as well. Lot lines had been reconfigured and all issues had been corrected . The need for a setback variance was no longer necessary. He was requesting pre-approval from the Board prior to finalizing and recording the plan.

J. Fenuccio questioned the adjacent lot sizes and what was located there and was told that both had multi-family uses and the lot to the right was much smaller and the lot to the left was larger (4.3 acres). It was also noted that his lots were currently wooded.

R. Deschenes questioned water and sewer lines and related easements. T. Finacom responded that they had been addressed within the new plan. He went on to say that the new plan would have (2) engineer stamps when complete.

M. McGovern suggested a site visit to review traffic concerns. He noted that there was potential for (16) vehicles entering and exiting the site. Mr. Finacom noted that there was over (200) feet of line of sight which was approved by Planning during the Common Drive review.

J. Fenuccio questioned if the need for the number of proposed units was necessary to cover the cost of the infrastructure and it was answered yes and that the Common Driveway alone was going to cost about $150,000.00.

J. Fenuccio questioned if the property would remain on two deeds and was answered that currently yes, but when the (4) townhouses on each site were built out, they would most likely be sold off as Condominiums.

M. McGovern questioned the number of bedrooms per unit and was told there could be (2) large bedrooms or (3) small bedrooms.

All present in favor or opposition:

Robert Baillargeon of 60 Main St. was strongly opposed to the project and suggested that the Board take into consideration the wetlands because of flood issues.

M. McGovern explained to Mr. Finacom that his project was substantial and before approving it he needed to understand it better which would help with the submittal of a front elevation and possibly a couple of floor plans.

J. Fenuccio questioned how long the property had been owned by the petitioner and it was answered since 1986. It was further asked if there were plans for over flow parking and it was answered that there were none but there was an area around the units that could be used if the future owners felt the need. J. Fenuccio added that his concern was if they would be able to get a fire truck up to the structures with over flow vehicles in the common drive area. Mr. Finacom noted that the Fire Dept. had no issues with the “common” driveway but had not been approached over the “private” driveways as of yet though he had scheduled a meeting for the following Friday to discuss. The Fire Chief had some concern with a culvert though it was felt that it could withstand the weight of a Fire Truck. It was also discussed that a fire hydrant needed to be located within 500’ of the buildings and that the buildings also needed to be sprinklered.

M. McGovern asked if there was town water in the area and was told it was available.

As an additional note, L. Dahlin informed the Board that there was correspondence from the Sewer Commissioner stating that any gravity lines must be fed through a manhole.

J. Fenuccio motioned, M. McGovern seconded and the vote unanimous to continue the public hearing to March 7, 2013 at 7:35pm.

Site visit scheduled for March 2, 2013 at 9:00am.

**Board Business:**

R. Deschenes stepped down from the Board for the Leland Hill Estates Plan review.

Leland Hill Estates Plan Review.

M. McGovern did not have the plan with him but noted that the changes that were requested were close to what was discussed at the site visit. It was noted that Mr. Burns did miss a “few” items that were requested but did not miss the items that were agreed that he could eliminate. M. McGovern added that when he brought the plan in for next meeting, the Board as a group could review it together to ensure that

everything agreed to on site was noted on the plan. It was also said numerous times at the site visit that there could be more trees around the detention pond as it was felt that there was considerable relief given on the fencing and guardrail issue and it was felt that the developer could enhance that wide open area. He felt that there should be more discussion concerning this issue.

J. Fenuccio noted that given that the Building Commissioner had been present at the site inspection, if he had any additional concerns to let the Board know prior to the next meeting. L. Dahlin noted that he had reviewed the plan as well.

R. Deschenes rejoins the Board

Minutes: January minutes to be tabled until the next meeting to allow the Chairman to be present.

8:00pm - R. D motioned, M. McGovern seconded and the vote unanimous to adjourn.

Respectfully submitted,

Lynn Dahlin

Secretary