

SUTTON PLANNING BOARD

Meeting Minutes

March 25, 2024

Approved W. Baker

*Note- This meeting was held in person and remotely via Zoom in accordance with recently renewed legislation. M. Gagan read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: R. Largess Jr., W. Talcott, S. Paul, W. Baker, M. Gagan, E. McCallum, Associate

Present remotely: None

Absent: S. Paul

Staff: J. Hager, Community Development Director (via Zoom)

Action Items

- Form A Plans – None
- 100 Worcester Providence Turnpike - The Board received a clean review memo from Graves Engineering and the Community Development Director comments have also been fully addressed.
Motion: To endorse the Site Plans for 100 WP Turnpike dated 2/29/24, W. Talcott
2nd: W. Baker
Vote: 5-0-0, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye, W. Baker- aye
- Additional Action Items - None

Administrative Items

- Motion: To approve the minutes of 3/5/24, M. Gagan
2nd: W. Baker
Vote: 4-0-1, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – abstained as he wasn't present at this meeting, M. Gagan – aye, W. Baker- aye
- Filings: The Board acknowledged the Town Clerk's Office has certified the required amount of signatures on two citizen's petitions requesting a zoning change to allow large scale solar by Special Permit within an overlay district that would contain 48R Peach Tree Drive and 5R Leland Hill Road. The hearing will be held April 8th.
- Site Visit Reports: None
- Abutting Town Notices of Interest: Douglas Solar Proposed Bylaw Change - J. Hager noted the Board had asked about a bylaw change in Douglas relative to solar so she has provided the language of that proposed change.
- Correspondence: 75 Worcester Providence Turnpike – Stonegates/ETS Equipment – The Board received an email from the office manager for Stonegates Granite stating they have offered ETS Equipment office space, but ETS has decided to remove their sign and equipment from Sutton.
- Other Board Business: The Chair noted people in the audience and asked if they were present for a particular reason. John Ford of 29 Peach Tree Drive stated he saw both the filing for a bylaw change near him and "Site Visit" on the agenda so he came to learn more. J. Hager explained although this is not the public hearing for proposed bylaw changes, so the Board cannot take or provide any testimony, she explained how the process will work. A petition has been filed by the required number of Sutton voters so the articles they have requested will be placed on the May 13th Town Meeting warrant. By law the Planning Board is required to hold a hearing on proposed bylaw changes and provide their recommendation as to whether they feel Town Meeting should or should not approve the proposed changes. This hearing will take place at 7 PM on April 8th. Regardless of the Board's recommendation, petitioned articles must be forwarded to Town Meeting for action.

At Town Meeting 2/3rds of Sutton voters present and voting must approve a proposed zoning bylaw article for it to go into effect and it is also subject to review by the Attorney General's Office. Any interested parties can provide input at the public hearing, and voters may provide input at Town Meeting. Input can also be provided for the public hearing via email or mail to the Planning Office and it will be read into, and become part of, the public record. Although not required by law, it is the practice of the Planning Department that when a proposed bylaw change may directly affect a more defined area of Sutton, that notification to abutters of the public hearing is provided. Notice will be provided to abutters within 300' of these sites including within the Town of Grafton. M. Gagan added the "Site Visit" on the agenda is relative to construction monitoring performed by the Town's consulting engineers on various sites that are in construction. It was noted it is customary for members to drive by sites/areas where zoning changes are proposed as well as to study relevant mapping. Mr. Ford confirmed they received notice of the hearing.

Motion: To adjourn, W. Talcott

2nd: W. Baker

Vote: 5-0-0, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye, W. Baker- aye

Adjourned 7:21 PM

Covid Meeting Statement:

Pursuant to Governor Healy's March 29, 2023 Order extending the temporary provisions pertaining to the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format and is being recorded. The recording will be available on the Town's website and YouTube channel.