

## **SUTTON PLANNING BOARD**

### **Meeting Minutes**

**January 9, 2023**

Approved \_\_\_\_\_

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

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

Present remotely: None

Absent: S. Paul

Staff: J. Hager, Planning & Economic Development Director

E. McCallum acted as a full member in place of S Paul.

#### **Additional Action Items:**

47 Hough Road – Pyne Sand & Stone – Earth Removal Permit Renewal – Murray Bristol of Pyne Sand & Stone and John Federico of Guerriere & Halnon were present to review current operations and address any question regarding their request for a one-year extension of their permit. The Board reviewed the 2023 plan and photographs from the day of monitoring well observations. There are no proposed changes to the size or location of the active excavation area. The Chair asked why the separation to groundwater is 10' and its purpose. J. Federico noted various towns have different separation distances. He said although he is not certain, he believes the required separation is to prevent over excavation and perhaps to ensure finished elevations provide for the future minimum separation of 4' required for septic systems. J. Hager noted a bond rider has been received to cover the entire permit term to December 31, 2023.

Motion: To grant a one-year extension to the earth removal permit for 47 Hough Road with the following conditions: M. Gagan

#### **General Conditions:**

1. Failure to comply with all Conditions of this Permit, and all sections of the Town of Sutton Earth Removal bylaw, which are a part of this permit, and are attached herewith may result in a Cease and Desist Order and/or fines.
2. Approval of all other applicable local, state and federal agencies, with a copy of said decisions/permits provided to the Planning Board.
3. No Drilling or Blasting allowed in any area of the pit.

#### **Special (or site/operation specific) Conditions:**

4. Maintain appropriate dust control measures to prevent blowing onto Route 146 and/or adjacent properties.

2<sup>nd</sup>: R. Largess Jr.

In response to a question from the Board J. Hager stated and that in the past blowing dust had occasionally effected Route 146, but she has not received any dust complaints over the past year.

Vote: 5-0-0, W. Talcott-aye, R. Largess Jr.-aye, M. Gagan-aye, W. Baker-aye, E. McCallum-aye

Cub Scout Troop 243 – 5<sup>th</sup> Grade Arrow of Light – Troop Leader Eric Guerin was present with three members of his pack who asked to meet with the Board because they are learning about local town government and serving the community. Scouts Levi Guerin, Lizzie Wahlstrom, and Ben Horan were invited by the Chair to sit in the Board's seats. The Chair, Board members, and the Planning Director explained the basic duties of the Board and shared some wisdom. They encouraged the Scouts to be involved in their community. Troop Leader Guerin asked the Scouts if they had any questions.

The Board members responded with answers about the amount of time they spend preparing for meetings, how many properties/projects they review in a year, and if the Town has maps of utilities like sewer to make sure they don't get damaged. Motion: To adjourn the Cub Scout part of the meeting, B. Horan 2<sup>nd</sup>. L. Guerin, Vote: L. Wahlstrom – aye, L. Guerin – nay, B. Horan – nay. The Board thanked the Scouts for their interest in what the board does, and the Scouts and their parents thanked the Board of their time.

Unified Parkway – Endorse Covenant Amendment & Modified Subdivision Plans – J. Hager stated the Board's approval of the modified definitive subdivision plans for Unified Parkway was not appealed. The Covenant must be amended to reference the revised plans and the modified plans need to be endorsed.

Motion: To endorse the covenant amendment and the modified definitive subdivision plans dated 11/15/22, M. Gagan

2<sup>nd</sup>: E. McCallum

Vote: 5-0-0, W. Talcott-aye, R. Largess Jr.-aye, M. Gagan-aye, W. Baker-aye, E. McCallum-aye

#### Administrative Items

Motion: To approve the minutes of 12/27/22 as amended, R. Largess Jr.

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

Vote: 5-0-0, W. Talcott-aye, R. Largess Jr.-aye, M. Gagan-aye, W. Baker-aye, E. McCallum-aye

Filings – None.

Site Visit Reports – The Board received site visit reports for Blackstone Logistics Center, Unified Parkway, and Unified Building #3. R. Nunnemacher of 24 Singletary, and an Assessor and past Planning Board member, asked when Building Permits were allowed to be issued in advance of base course paving. J. Hager stated as far as she can recall, only occupancy is withheld until base course paving with alternate surety for finish work with respect to commercial and industrial projects. Likewise, with residential projects, although the time frame between base course and building permits is typically shorter due to the need to transfer homes as they are built to recoup capital. R. Nunnemacher stated this causes some assessment issues. The Chair said the Board will revisit the timing of releases for building permits and J. Hager added it is well past time to get an update of the Subdivision Rules and Regulations underway, during which these provisions can be considered. She noted, she felt the Town should participate, if they qualify for District Local Technical Assistance (DLTA) Funding through Central Mass Regional Planning Commission (CMRPC), to also review of the Bylaws and Regulations with an eye to climate resiliency/ Low Impact Development (LID) measures. The Board had no objection.

Abutting Town Notices: Marijuana Retail, Northbridge, MA. The Chair asked for a reminder on why Sutton doesn't allow retail marijuana. J. Hager stated all towns have to allow medicinal marijuana dispensaries, but voters had the choice of whether they would allow other marijuana uses. Sutton voters prohibited adult use/recreational marijuana stores and marijuana cafes, but allowed all other uses in limited areas.

Correspondence: The Grafton Planning Department sent over pictures of the balloon test for the 58 Follette Street proposed wireless tower. The position of the balloon represents the ultimate height and position of a future tower.

Board Business: The Chair noted the Board is not in a public hearing and therefore does not need to accept public input. However, he noted Mr. LaPlante has his virtual hand raised on Zoom and allowed him to address the Board. James LaPlante of 26 Heritage Road stated he was just observing. He noted he had been exchanging emails with the Planning Director and asked her if she had shared the same with the Board. She stated she had not, but was glad to do so.

Motion: To adjourn, R. Largess Jr.

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

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

Adjourned 8:15 PM

Covid Meeting Statement:

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit [www.zoom.us/join](https://www.zoom.us/join) and enter Meeting ID: **815 8889 7040** Passcode: **292478**. The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.