

Michael Gagan, Chair
Kyle Bergeson, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker
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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

SITE PLAN APPROVAL SPECIAL PERMIT – GROUNDWATER PROTECTION

September 15, 2021

Town Clerk, Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on September 14, 2021 voted to approve the Site Plan & Groundwater Protection District Special Permit ("Applications") submitted on August 9, 2021, by **MIG Acton, LLC** for land located at 12 John Road/16R Worcester Providence Turnpike. The Application proposes to construct a 40,500 s.f. industrial building for a construction contractor with associated exterior material storage and parking. The building shall include five bays; three or four of the bays shall be rental units.

Public hearings concerning the application and associated project were held on the following evening(s): August 23, 2021, September 13, 2021 & September 14, 2021.

The Planning Board conducted deliberations on the following evening: September 14, 2021

Hearing Attendance:

August 23, 2021

M. Gagan, K. Bergeson, R. Largess, Jr., W. Baker, W. Talcott (Associate acting as full member)

September 13, 2021 (cont'd)

M. Gagan, K. Bergeson, S. Paul, W. Baker

September 14, 2021

M. Gagan, K. Bergeson, R. Largess, Jr., S. Paul, W. Baker, W. Talcott

Eligible to vote:

M. Gagan, K. Bergeson, R. Largess, Jr., W. Baker, W. Talcott (Associate acting as full member)

The following individuals raised questions and/or expressed concerns with the Application: None

The following individuals spoke in favor of the application: M. Bombaci (P.E., Bohler Engineering), B. Voghel (Owner)

The following members voted in favor of granting the approval: M. Gagan, K. Bergeson, R. Largess, Jr., W. Baker

The following members voted in opposition to the approval: none

Approval was based on the following plans: Proposed Site Plan Documents

Bohler Engineering	Date: 9/7/21
Cover Sheet	C-101
General Notes Sheet	C-102
Demolition Plan	C-201
Overall Site Layout Plan	C-301
Site Layout Plan	C-302
Grading and Drainage Plan	C-401
Utility Plan	C-501
Erosion and Sediment Control Plan	C-601
Erosion and Sediment Control Notes and Details	C-602
Landscape Plan	C-701
Landscape Notes and Details	C-702
Lighting Plan	C-703
Detail Sheet	C-901
Detail Sheet	C-902
Detail Sheet	C-903
Detail Sheet	C-904
Existing Conditions (by others)	2 sheets
Architecture PC	Date: 7/26/21
First Floor Plan	A101
Elevations	A201

Minimum Conditions

1. Within a month of the appeal period concluding, the applicant shall provide a final set of plans with waivers granted and conditions of approval on the plan set for the Board's endorsement as the record set of plans upon which construction shall be based.
2. Prior to endorsement of the final plans, the applicant shall indicate the south western turning area as required by the Fire Department on the plans.
3. Construction shall be limited to Monday through Friday, 7:00 a.m. to 7:00 p.m. and Saturdays, 7:00 a.m. to 4:00 p.m., and shall exclude Sundays and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, and Christmas. From November 15th to April 1st equipment may be started at 6:30 a.m. but no construction may commence until 7:00 a.m.
4. During any construction, the Applicant shall maintain all feasible and reasonable means of dust control and shall collect all debris daily.
5. The Applicant shall implement measures to ensure that noise during construction activities does not exceed acceptable levels, as set forth by Federal and State regulatory agencies. The Applicant shall cease any excessively loud construction activities when directed by a duly appointed agent of the Board. No excessively loud activities are permitted prior to 7:00 AM or after 7:00 PM.
6. The Board reserves the right to review landscaping within a year of installation for the purpose of adding plants or screening materials which may be reasonably necessary to complete the intended aesthetics and screening.
7. The Board reserves the right to review lighting and require adjustments if they find it to be a danger or nuisance.

8. Should earth need to be removed from this site in excess of the minimum allowed, the applicant shall apply for and receive the appropriate waiver and or permit.
9. Once subsequent tenant(s) are known, a written statement of the proposed users and their operational characteristics shall be submitted to the Planning Board to determine if site plan review is necessary.

Prior to Commencement of Construction:

10. All required approvals and/or permits shall be received from applicable permitting authorities.
11. A pre-construction meeting shall be held with the Planning Director and other Town staff as appropriate, the Town's consulting engineer, the applicant and/or his representative, the applicant's engineer, and the applicant's construction supervisor for this site. Minutes shall be drafted by the Town's consulting engineer and provided to all parties in attendance within 48 hours for approval prior to construction start to ensure all parties are in agreement.
12. The applicant will provide a minimum of one week's notice and review staked limits of clearing with Planning Board representative.

Prior to Issuance of Building or Sign Permits:


13. Prior to issuance of permits for signage within the Town of Sutton the applicant shall submit any signage not shown on the Site Plan to the Planning Board.

Prior to Issuance of Occupancy Permits:

14. Prior to issuance of a certificate of occupancy, security systems and all necessary amplifiers shall be installed as required by the Police and Fire Chiefs.
15. Prior to issuance of a certificate of occupancy on any building, the Applicant shall submit to the Planning Board and receive approval for an As-Built Plan and written certification from the Project's engineer that the site and all infrastructure to serve the site has been constructed substantially in accordance with the Site Plan.
16. Prior to issuance of occupancy on any structure a knox box with building access keys and/or codes, a building layout plan and emergency contract shall be installed to the satisfaction of the Fire Department.
17. All exterior doors and roof access shall be marked on the interior and exterior with reflective, sequential numbering that is reflected on the building layout plans in the knox box.

Site Maintenance

18. The Applicant shall ensure proper maintenance of plantings on the site, including immediate replacement of dead or diseased plantings unless it is winter or summer, in which case in the following planting season.
19. No sodium based de-icing agents shall be utilized on the Site. Agents such as potassium chloride or calcium chloride are deemed acceptable for usage at the Site.
20. The applicant shall submit and O&M plan for the site drainage systems. Inspection and maintenance shall be performed in accordance with the recommended schedule and a written report shall be prepared by the inspector, including any required correction actions to be taken, such report to be submitted to the Planning Board within fourteen business days of owner's receipt of the report. Any required correction actions shall be promptly implemented by the owner at its expense.



Kyle Bergeson, Vice-Chair

cc: Town Administrator
Board of Assessors
Conservation
Applicant

Building Inspector
Fire Department
Highway Department

Board of Health
Police Department
Board of Selectmen

Filed in the Town Clerk's office Sept 15, 2021

L. Caruso
Laura J. Caruso, Town Clerk

I, hereby certify that twenty-one days have lapsed since the filing of the above referenced decision in the Town Clerk's office on October 6, 2021 and that no appeal has been filed.

L. Caruso
Laura J. Caruso, Town Clerk

NOTE: This permit must be utilized within two (2) years or it will expire and no longer be valid.