

Sutton Planning Board & Department
Annual Report – FY 2021
July 1, 2020– June 30, 2021

Fiscal Year 2021

Commercial and Industrial Development: The Board approved the first Sutton industrial structure to actually straddle three town lines. In collaboration with Central Mass Regional Planning as moderator, Douglas, Sutton and Uxbridge conducted a three town public hearing process for a 640,000 sf warehouse and distribution facility known as Blackstone Logistics Center that will sit in all three towns off Lackey Dam Road. The Board also approved Site Plans for 71 Dudley Road (boat manufacturing), 126 Worcester-Providence Road (Old Farm Woodworking Retail), 19 Oakhurst Road (Eversource Energy, natural gas gate station), 68 Providence Road (Unified²), 128 Armsby Road 2.3 MW of solar, as well as Site Plan Approval for a new ballfield to be located a 23 Hough Road. The following applications were approved for Waiver of Site Plan Review: 71 Blackstone Street (J & G Foods - temporary building to house cafeteria) and 12 John Road (Landry Mechanical).

Residential Development: There were 2 accessory apartment special permits issued in FY21. Seven plans were submitted for division of lots along existing roads. These plans created 3 new buildable lots including 2 retreat lots. There were also 3 land swaps. The Board also took action on two scenic roadway alteration applications.

Covid resulted in the cancellation of the Fall Town Meeting, but in May of 2021, the Town held an outdoor Town Meeting that featured 15 Zoning Map & Bylaw changes. Changes included adding marijuana uses to the Office Light Industrial (OLI) District, eliminating the 25' separation to town lines for structures in the OLI District, significant changes to the Use Table for the OLI District as well as a few other changes like adding breweries, wineries and distilleries in multiple district. New definitions of warehouse with distribution, service companies, fulfillment centers, manufacturing were added. Self-storage was eliminated town-wide as it creates few jobs and lower real estate value. A Special Permit process was initiated to provide relief for certain types of legally pre-existing non-conforming lots. The OLI District in NE Sutton was expanded to allow industrial access to Boston Road to help traffic flow and safety from future development.

In their role as the Earth Removal Board, the Planning Board issued a one-year renewal permit for the commercial earth removal operation for Pyne Sand & Stone on land owned by Mary Bedoin accessed off Lackey Dam Road in Douglas and a new permit for Worcester Sand & Gravel off Hatchery Road.

The Planning & Economic Development Director also works at the direction of the Planning Board as well as the Town Manager/Board of Selectmen. In addition to assisting the Board in its daily functions including bonding, pre-construction, inspection and occupancy issues on projects approved by the Planning Board, the Director has also been working on the following in this fiscal year:

- Worked with landowners, realtors and others on potential land transfer of Aggregate Industries holdings for future economic development, and with State and neighboring town officials responding to numerous RFPs for significant regional development opportunities
- Completed construction of the \$230,000 Unity Park renovation with significant assistance from Highway Superintendent Matt Stencil and his crew.
- Continued working with the Town Manager, Sewer Department, and School Department toward completion of the Comprehensive Waste Management Plan (CWMP) Update.
- Worked with Central Massachusetts Regional Planning Commission (CMRPC) on updating traffic counts at various locations that will likely see development pressures including the intersection of Providence and Boston Roads and the intersection of Burbank & Sibley Roads which has seen traffic safety and property damage incidents,
- Continued management of a 2.25 million grant to bring natural gas to South Sutton and beyond.
- Collaborated with the Open Space & Recreation Plan (OSRP) Advisory Committee and CMRPC to begin the evaluation of the 2013-2020 OSRP and undertake the public input portion of the OSRP Update including a town wide survey and two public forums.

Revenues:

Form A Plan Fees:	\$700	Subdivision Plan Fees	\$0
Site Plan Fees	\$2,200.00	Special Permit Fees	\$2,155.00
Earth Removal Fees	\$1,800	Administration Fees	\$665.00

Attendance:

The Planning Board held 27 meetings including 6 additional meetings strictly for the Blackstone Logistics project, and attendance was as follows:

Robert S. Largess – 25
Walter A. Baker – 24
Scott Paul – 23
Kyle Bergeson – 16
M. Gagan – 25
William Talcott, Associate – 25

Our CMRPC Delegate, Walter Baker, attended nearly all Central Mass Regional Planning quarterly meetings on behalf of the Town earning us additional Local Planning Assistance hours from the Commission.

Respectfully Submitted,

Jennifer Hager, Planning & Economic Development Director
Tammy Mahoney, Secretary