

Sutton Planning Board & Department
Annual Report – FY 2022
July 1, 2021– June 30, 2022

Fiscal Year 2022

Commercial and Industrial Development: This year saw the influx of large warehousing projects spurred by the Town's excellent location along Route 146. The Board approved the first, Blackstone Logistics Center, 640,000 s.f. on Lackey Dam Road that actually sits in Douglas and Uxbridge as well. Review also began on nearly 1 million s.f. of warehousing for Unified Global Packaging in two buildings at 40 & 42 Unified Parkway as well as 3 Lackey Dam with approximately 180,000 s.f. of warehousing. Cumulative impacts of development, particularly traffic, will need to be considered and mitigated as growth continues in the region. To facilitate the Unified Parkway development, the Board approved the 5 lot subdivision known as Unified Parkway featuring a one-mile long roadway connecting Boston and Providence Roads. Other projects included a 9,900 s.f. and 30,000 s.f. expansions respectively for Lifesong Church and Koopman Lumber in South Sutton Commerce Park. Seven Site Plan Waivers were also granted for new retail businesses in existing structures such as District V home décor in Manchaug, and Alexander's Equipment in Wilkinsonville.

Residential Development: There were 4 accessory apartment special permits issued in FY22. Eleven plans were submitted for division of lots along existing roads. These plans created 12 new buildable lots including 4 retreat lots. The Board also took action on one scenic roadway alteration application. Both a preliminary and definitive subdivision plan were approved for 37 homes off Duval Road, although only 1 new lot will be located in Sutton with the rest in Douglas.

Earth Removal: In their role as the Earth Removal Board, the Planning Board issued a one-year permit for commercial earth removal operation for Pyne Sand & Stone on land owned by Mary Bedoin accessed off Lackey Dam Road in Douglas. Worcester Sand & Gravel ceased operations, leaving Pyne as the last commercial earth removal site in Sutton. The Board also granted two earth removal exemptions for earth removal related to two approved site plans.

Bylaws & Regulations: After substantial changes in May of 2021, Bylaw changes in Fall of 2021 were largely housekeeping measures. In May of 2022 the Board made an adjustment to the accessory apartment bylaw which will allow property owners to build smaller detached structures that include accessory apartments. The Board participated in discussions and decisions related to the Housing Choice Act and also participated in update of the Town's Open Space & Recreation Plan.

As a highlight to the year, the Board and Department received the Responsible Regionalism Award for their collaboration with Central Mass Regional Planning, Douglas and Uxbridge during the three town public hearing process for Blackstone Logistics Center that sits within the three towns off Lackey Dam Road.

The Planning & Economic Development Director also works at the direction of the Planning Board as well as the Town Manager/Select Board. In addition to assisting the Board in its daily functions including administering the bylaws and bonding, inspection, and compliance issues on projects approved by the Planning Board, the Director also worked on the following in FY22.

- Completed the Comprehensive Waste Management Plan (CWMP) Update and submitted it to the State for approval.
- Worked with the Sewer Superintendent and Town Manager to contract and work with Tighe & Bond and various property owners on engineering design for a \$5.8 million sewer renovation project serving NE Sutton, and subsequently filed a \$3.6 million grant application for the project.
- Worked with Central Massachusetts Regional Planning Commission (CMRPC) to file a \$75,000 Municipal Vulnerability Preparedness (MVP) Grant for a \$100,000 study of hydrology in and around Manchaug to prevent future flooding and other climate influenced damage.
- Closed out on time/in budget the \$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 produce the final draft of the 2013-2020 OSRP and submitted it to the State for approval.
- Coordinated public road acceptance for “leg” of Burnap Road and adjacent triangle at Central Turnpike.
- Submitted a \$217,000 grant for a \$435,000 renovation of American Legion Park (aka Veteran’s Field) in Manchaug to include a new playground, basketball and softball fencing, pervious parking, and new vegetation and signage.
- Worked with the Town Manager and Town Counsel on various Tax Increment Financing Agreements and coordinated the local and State approval process.
- Began working with Sutton Recreational Resources on a grant for renovation of the playground at VanDyke Fields in South Sutton at Hough and Whitins Roads.
- Worked with MassDOT District #3, the Highway Superintendent and Sutton public safety officials providing input on the engineering design and public safety issues for replacement of the Depot Street Bridge over the Blackstone River.
- Initiated discussions with MassDOT District 3, including Sutton DPW and public safety officials, regarding the cumulative traffic impacts from significant construction affecting the Route 146 corridor.

Revenues:

Form A Plan Fees:	\$1,400	Subdivision Plan Fees	\$ 1,000
Site Plan Fees	\$1,000	Special Permit Fees	\$ 2,325
Earth Removal Fees	\$ 840	Administration Fees	\$ 2,105

Attendance:

The Planning Board held 22 meetings, and attendance was as follows:

Robert S. Largess – 20	Walter A. Baker – 21
Scott Paul – 16	William Talcott – 20
M. Gagan – 21	Kyle Bergeson – 7 (resigned 11/08/21)
Erica McCallum, Associate – 4 (started 4/25/22)	

Our CMRPC Delegate, Walter Baker, attended 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