

SUTTON PLANNING BOARD
Meeting Minutes
October 25, 2021

Approved _____

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

Present: M. Gagan, R. Largess Jr., S. Paul, W. Baker, W. Talcott, Associate (acting as full member)

Absent: K. Bergeson

Staff: None

Public Hearing – 44 Old Mill Road – Accessory Apartments

R. Largess Jr. read the hearing notice as it appeared in The Chronicle.

Raouf Mankaryous of Alpha Omega Engineering was present on behalf of the applicant. He explained this is an existing lot which they are seeking to designate as a retreat lot.

W. Baker read an email from David Vondell of 49 Old Mill and 36 Old Mill with concerns regarding run-off to abutters from construction. He also read departmental comments as well as the Planning Director comments.

R. Largess Jr. asked if it is okay to move forward without a stamped plan. Mr. Mankaryous stated the final plan for signature will be stamped. R. Largess Jr. stressed no more water can come off this property than before.

(S. Paul arrives)

In response to a question from W. Talcott, Mr. Mankaryous stated the final plan must be stamped by a PRLS or it can't be recorded at the Registry of Deeds.

There were no additional public comments.

- Motion: To grant the retreat lot special permit with the following conditions, R. Largess, Jr.
1. A recorded copy of the decision, covenant and plan must be received by the Planning Department within 3 months.
 2. Approval of all other applicable Boards, Departments and Commissions, especially the Conservation Commission.
 3. The Driveway shall have a maximum grade of 12% and minimum paved width of 12'width and 15' cleared width.
 4. The house number shall be clearly visible at the street in both directions of travel.
 5. Underground utilities shall be provided on this retreat lots, unless the Planning Board makes findings in open meeting that underground utilities are not practical due to extreme topographical or environmental constraints and/or safety issues. Above ground utilities shall not be allowed solely for the convenience and/or preference of a petitioner.
 6. No occupancy permit shall be granted until all conditions and requirements of this bylaw are 100% complete.
 7. The applicant will ensure run-off from construction does not negatively affect abutting properties.

2nd: W. Baker

Vote: 4-0-1: R. Largess, Jr. – aye, W. Baker – aye, S. Paul – abstained, W. Talcott – aye,
M. Gagan – aye

Motion: To close the public hearing, R. Largess, Jr.
2nd: W. Baker

Vote: 4-0-1: R. Largess Jr. – aye, W. Baker – aye, S. Paul – abstained, W. Talcott – aye,
M. Gagan – aye

Public Hearing – 230 Manchaug Road - Scenic Roadway Hearing

R. Largess Jr. read the hearing notice as it appeared in The Chronicle.

Tim Zoll was present requesting permission to restack the existing stone walls either side of his driveway. He also wants to widen the driveway and add shaker style light post at the ends of the stone walls adjacent to the driveway.

M. Gagan suggested conditions to be considered might be no mortar or no visible mortar and no breaking of stones.

There were no public comments.

S. Paul noted the photograph submitted as what they will re-build will be relied upon for how the wall will look in the end.

W. Talcott noted a lot of people think this process is onerous but in fact these stone walls are a shared boundary with the Town owned by both. He added the stones benefit everyone in terms of what they add to the Town and as part of the Towns' history.

Motion: To grant a Scenic Roadway permit with the following conditions,
S. Paul
1. The walls shall be re-stacked in the style consistent with the photograph provided
2. The walls shall be dry laid with no mortar
3. Existing stones shall be used as is with no breaking of stones

2nd: R. Largess, Jr.

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

Motion: To close the public hearing, R. Largess, Jr.
2nd: W. Baker

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

Action Items

Endorse 23 Jones Road Plan and Covenant

B. Andrews of Andrews Survey & Engineering was present with the final plan for endorsement. He provided a road profile to show the proposed driveway while steep and perhaps with sections of retaining wall can be built at 12% or less.

The profile provided is 352' long and the change in grade from Jones Road to the buildable portion of lot is about 40' in height with lots of cut and fill which B. Andrews stated would likely require retaining walls.

B. Andrews confirmed utilities will be underground as required by the regulations. M. Gagan reminded the members they had already approved this retreat lot but requested the feasibility of the required 12% driveway to be provided before endorsement of the plan.

Motion: To endorse the plan for 23 Jones Road and the related covenant, R. Largess, Jr.
 2nd: W. Baker
 Vote: 5-0-0: R. Largess, Jr. – aye, W. Baker – aye, S. Paul – aye, W. Talcott – aye,
 M. Gagan – aye

Endorse Plan for 16R WP Turnpike and 12 Jones Road

Motion: To endorse the plan for MIG at 16R Worcester Providence Turnpike and 12 John Road dated 10/20/21, R. Largess, Jr.
 2nd: S. Paul
 Vote: 5-0-0: R. Largess, Jr. – aye, W. Baker – aye, S. Paul – aye, W. Talcott – aye,
 M. Gagan – aye

Administrative Items

Motion: To approve the minutes of 9/27/21, R. Largess, Jr.
 2nd: S. Paul
 Vote: 4-0-1: R. Largess, Jr. – aye, W. Baker – abstained (not present), S. Paul – aye, W. Talcott – aye, M. Gagan – aye

Meeting Schedule 2022: M. Gagan noted the January to June meeting schedule has been released and posted to the website.

Filings: The Board acknowledged the receipt of an application for a retreat lot at 126 Dodge Hill Road. The hearing will be held November 8th.

Correspondence:

- CMRPC Quarterly Meeting Update – W. Baker stated he attended the 9/20/21 meeting which focused on the 20-year regional plan. This plan will take about 3-4 years to produce. He noted the difference in the way we live today versus 20 years ago such as how we shop. The plan will focus on Economics, Environment and Equity. He added the Town currently has 13.5 LPA hours remaining for assistance from CMRPC for projects like the traffic counts that are ongoing. R. Largess, Jr. noted the most valuable resource we have is water and hopes the 20-year plan will carefully consider this.
- M. Gagan noted on Tuesday night the Select Board will be viewing preliminary plans for a 181-unit affordable housing development at 118 Worcester Providence Turnpike. The Zoning Board of Appeals will be the review board. J. Hager provided affordable income and rent figures and will continue to provide project information for the Board's information should anyone ask them about the project.

Motion: To adjourn, R. Largess, Jr.
 2nd: W. Baker

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

Adjourned 7:50 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 and enter Meeting ID: 898 6149 3860 Password: 890089. 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.