

SUTTON PLANNING BOARD

Meeting Minutes

November 8, 2021

Approved _____

*Note- This meeting was held in person and 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., W. Baker, W. Talcott, Associate (acting as full member)

Present via Zoom: K. Bergeson

Absent: S. Paul

Staff: Jen Hager, Planning & Economic Development Director

Public Hearing – Retreat Lot – 126 Dodge Hill Road

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 applicants Neil and Karen Thibodeau who were also present. Mr. Mankaryous stated the lot was created in 2000 with just over 6 acres and 50' of frontage which was non-buildable without further action by the Town. He explained they are now requesting action to designate the land as a buildable retreat lot.

Teresa Distefano of 130 Dodge Hill Road who lives right in front of 126 Dodge Hill said the previous owner said no one could build behind their lot. She expressed concerns with the effect of this home on her well and septic system.

W. Talcott added the main intent of the retreat lot bylaw was to provide an alternative to small cul-de-sacs with multiple homes on this type of parcel, one with insufficient frontage but ample acreage. He noted this land could potentially have three homes.

The Thibodeaus indicated where they would like to put their home but noted it would depend on engineering. J. Hager confirmed with Mr. Mankaryous that per State regulations founded on research that the septic system for this new home will have to be at least 100' from the well for this home AND also at least this distance from anyone else's well too. This distance has been determined to be protective of water quality.

J. Hager noted while the overall grade of the potential driveway location appears to be less than 12%, there is at least one section that appears nearly 20%. She asked if they are confident they can install a driveway that does not exceed 12% at any point. Mr. Mankaryous stated they don't want to exceed 10% and he is confident they have enough width to achieve this grade without retaining walls. She noted they also need to be aware of run off during and after construction particularly on steeper grades.

Glenn Benner of 134 Dodge Hill Road expressed the same concerns about protection of his well. He also asked what requirements must be met for the lot to be occupied. J. Hager the Board can't grant this permit unless they meet all the requirement and then the applicants will also have to get Board of health approval for their well and septic as well as other building related permits.

R. Largess Jr. read departmental comments that all taxes have been paid and if construction occurs within 100' of a wetland Conservation approval is required.

W. Baker expressed concerns with sight distance for vehicles approaching this lot from the north which is also downhill. He said maybe there should be a hidden drive sign or something like this to warn of vehicles exiting ahead.

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 shall meet with the Highway Superintendent to review the existing site distance and undertake any signage, etc. deemed necessary for safety.

2nd: W. Baker

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

Motion: To close the public hearing, R. Largess, Jr.

2nd: W. Baker

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

Action Items – None

Administrative Items

Motion: To approve the minutes of 10/25/21, R. Largess Jr.

2nd: S. Paul

Vote: 5-0-0: W. Talcott – aye, W. Baker – aye, M. Gagan – aye, R. Largess Jr. – aye, K. Bergeson – abstained as he wasn't present

Correspondence:

- CMRPC Quarterly Meeting - The Board received an invite to the quarterly meeting on November 10th. W. Baker will be attending.
- Blackstone Logistics Update – J. Hager shared an email from the Town's consulting wetland scientist that construction on this site has started.
- North Village Condominiums Affordable Housing – The Chairman shared a notice they received that there are 19 affordable condominiums (\$248,400) available in Douglas just over the Sutton/Douglas town line. If anyone wants more information they can reach out to the Planning Office or find the info on the Town's webpage or cable channel.

- Rescon – 6 John Road – The Board received a letter from Chris MacDonald, the owner of this damage restoration contracting business, asking for the Board’s guidance on what permits are required to occupy this location in the Industrial District. Mr. MacDonald was referred to the Board after the Building Commissioner noticed the new business on a site visit to the industrial park. He apologized for being ignorant of the requirement for obtain permissions from the Board. He briefly described his service business repairing damage from fires, floods and other disasters. The previous business at this location was Banner tire a wholesale tire seller. The Chairman suggested and the Board agreed that while he did not think a public hearing process was necessary, the applicant should file for a waiver of site plan review. As Mr. MacDonald has only spoken with the Building Commissioner, this process will allow the Board to seek the input of other Town departments like the fire department to ensure the potential use is reviewed. The waiver will be scheduled for the Board s next meeting.

Motion: To adjourn, R. Largess Jr.

2nd: W. Baker

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

Adjourned 7:42 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: 895 8086 0425 Password: 802734. 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.