

**Sutton Planning Board  
Minutes  
July 20, 2020**

Approved Walter Baker

**\* This meeting was held via Zoom teleconference due to the COVID-19 Crisis and related Executive Order issued by the Governor on March 12, 2020.**

Present: W. Baker, M. Gagan, R. Largess Jr., S. Paul, K. Bergeson  
Associate Members Present: W. Talcott  
Staff: Jen Hager, Planning & Economic Development Director

The Chairman read a statement about the current COVID-19 crisis and conducting meetings via teleconference (attached).

**Public Hearings:**

179 Mendon Road – Accessory Apartment

M. Gagan read the hearing notice as it appeared in The Chronicle.

Mr. Coderre of 165 Stone School Road summarized they are building a new home at 179 Mendon Road and would like an 1,036 s.f. accessory apartment for his mother in law to be part of the structure. They have worked to integrate the apartment into the structure so it maintains the appearance of a single family home. He reviewed the size of the main home and the accessory apartment.

J. Hager reviewed comment from the Assessors noting the two units will have separate street numbers. She then noted the Board needs to determine if the proposal maintains the appearance of the single family home and additionally any action should be conditioned on Board of Health approval.

R. Largess asked which elevation of the home faces the street. Raouf Mankaryous from Alpha Omega Engineering noted the house is 45 degrees to the street. The plan with the orientation and elevations were shown.

S. Paul confirmed this is the parcel with the dam that the owner will have to maintain.

No comments from the general public.

Motion: To approve the Special Permit for a 1,036 s.f. with the following conditions, R. Largess

- Approval of all other required departments, boards and/or commissions, especially approval from the Board of Health
- Separate street numbers must be utilized and clearly posted, on the home and if necessary for visibility at the street, for the main home and the building entrance to accessory apartment so that emergency vehicles know where/how to gain access to the separate units. IE: 179A and 179B.

2<sup>nd</sup>: S. Paul

Motion: W. Baker - yes, M. Gagan – yes, R. Largess – aye, S. Paul – aye, K. Bergeson - yes

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Please note that this meeting is being recorded. Accordingly, please be aware that others may be able to see you, and that you take care not to “screen share” your computer. Anything that you broadcast may be captured by the recording.

TJJ Transfer Station Capacity Increase Northbridge, MA – J. Hager noted the Board of Health asked if the Planning Board was aware of and had any concerns with this increase in capacity at this facility in Northbridge. It is located several miles from the Sutton town line in South Sutton. As most traffic would likely directly enter Route 146 north or south still within the Ton of Northbridge or take numerous alternate routes, it was not anticipated the increase in capacity would have any substantial effect in Sutton.

Motion: To adjourn, R. Largess

2<sup>nd</sup>: S. Paul

Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

Adjourned 9:21 P.M.

**STATEMENT REGARDING  
REMOTELY CONDUCTED OPEN MEETING  
Sutton Planning Board**

Good evening. This Open Meeting of the Sutton Planning Board is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." While still ensuring public access, this Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible *physical* location. Further, all members of public bodies are allowed and encouraged to participate remotely. You can find the Order posted on the Town's website.

Regardless of our inability to meet in person, it is our intent to ensure continued transparency and the ability of the public to at least view the actions of our Board. Ensuring public access does not ensure public participation unless such participation is required by law. Tonight's public meeting will not feature public comment.

For this meeting, the Sutton Planning Board is convening by Zoom teleconference as specified on the legally posted agenda.

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Motion: To close the hearing, R. Largess  
2<sup>nd</sup>: K. Bergeson  
Vote: W. Baker - aye, M. Gagan - aye, R. Largess - aye, S. Paul - aye, K. Bergeson - aye

#### 34 Fuller Road – Accessory Apartment

M. Gagan read the hearing notice as it appeared in The Chronicle.

Barbara Caruso was present wither husband Keith and her in laws Tammy and Mario. The apartment will be attached to Tammy and Mario's current home for their use as they age and Barbara and her husband will take over the main house. The apartment is proposed to be xxx s.f.

J. Hager stated the Board needs to determine if the proposal maintains the appearance of the single family home. In this case the applicant has made a revision changing the front door of the proposed addition to a simpler door, but they were unable to relocate the additional garage door to the side of the addition due to slope. She noted this particular home is set quite a ways off the roadway and if it is visible it is barely visible from the roadway. The Board needs to decide if the lack of visibility in this specific case mitigate the fact that it looks like two homes are sitting side by side.

#### **Additional Action Items:**

Form A Plans – Putnam Hill Road/Manchaug Road – Tabled with the approval of the applicant to the next meeting.

501 Boston Road – The person with the question did not appear for the meeting.

219 Whitins Road – Potential Tenants  
Chris Windle, Owner of this building was present

#### **Administrative Items:**

Minutes: To approve the minutes of 6/29/20 as corrected, W. Talcott  
2<sup>nd</sup>: M. Gagan  
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- abstained as he wasn't present at this meeting, W. Talcott - yea

Filings: The Board acknowledged the filing of the following legal applications. The hearings will be held on August 3<sup>rd</sup>.

192 Mendon Road – Scenic Roadway Alteration  
126 Worcester Providence Turnpike – Site Plan/Special Permit

Correspondence:  
Northbridge Proposed Zoning Bylaw Amendment