

**Sutton Planning Board  
Minutes  
September 14, 2020**

Approved Wethers

**\* 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  
Staff: Jen Hager, Planning & Economic Development Director

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

**Action Items:**

**Gilmore Drive AsBuilt Plan Approval & Bond Reduction**

Motion: To approve the AsBuilt plan dated 9/14/20, R. Largess Jr.  
2<sup>nd</sup>: S. Paul  
Vote: W. Baker – aye. M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Aye

Motion: To reduce the bond from \$1.7 million to \$58,500 and place a performance date on manhole inverts and slope stabilization of November 1, 2020 and place a performance date of 10/15/2022 on the CNG decommissioning and cul-de-sac landscaping as well as any AsBuilt plan revisions, S. Paul  
2<sup>nd</sup>: R. Largess Jr.  
Vote: W. Baker – aye. M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Aye

**214 Worcester Providence Turnpike AsBuilt Plan Approval**

Motion: To approve the AsBuilt plan dated 1/16/20, R. Largess Jr.  
2<sup>nd</sup>: S. Paul  
Vote: W. Baker – aye. M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Aye

**Blackstone Logistics Center – ENF Lackey Dam Road**

The Board reviewed the letter drafted by J. Hager with initial concerns and comments about this 605,000 s.f. logistics center proposed adjacent to Exit 4 off Route 146 off lackey Dam Road. Comments and concerns included better defining the use, traffic, sound, and aesthetics and screening. The draft letter also noted that as the bylaws currently stand this project will require a permit that was listed, namely a variance from the Sutton ZBA for separation of the structure to the town line.

The Board asked that the letter also include a requirement to keep all health vegetation between Route 146 and the site consistent with the Route 146 Overlay District and visual appeal of the Blackstone Valley. J. Hager stated this is the first step in the State review of this project. There will also be local permitting processes in all three towns. In response to a question, she confirmed the project must be approved in all three towns to move forward.

### Wedgewood Farm – Endorse Covenant & Plans

J. Hager explained the applicant Randy Waterman was concerned with the performance date of 2022. He noted he is partnering with a builder on this project and was concerned any builder would be wary of this less than two year performance date. As he understood that the Board did not actually think this entire project would be done in two years, but felt it was important to ensure that the applicant would have to come before the Board on a regular basis with updates, he worked with the Planning Director to increase the performance date by two years and add a new provision requiring that the applicant appear before the Board for updates at least once every 12 months during the project. Land restoration has also been removed from this bond and will be covered in a separate instrument that will allow better control of issues and deadlines related specifically to land clearing and earth removal.

Motion: To approve the Revised Covenant for Wedgewood Farms on Armsby Road with a performance date of 8/31/2024 and other amendments, K. Bergeson  
2<sup>nd</sup>: S. Paul  
Vote: W. Baker – aye. M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Aye

IBA Landscape Changes - Tabled.

### Administrative Items:

Minutes: To approve the minutes of 8/31/20, R. Largess Jr.  
2<sup>nd</sup>: K. Bergeson  
Vote: W. Baker – aye. M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Aye

Filings: The Board acknowledged the filing of the following application that will be heard on October 5, 2020.

190 Worcester providence Turnpike – All Season Services – Additional 3,200 s.f. building for vehicles and equipment.

23 Hough Road – Sutton Youth Baseball third field.

Additional Meeting in October: J. hager noted there are many applications queuing and as there are no zoning articles on Fall Town Meeting, she asked if the Board wanted to schedule a meeting for later that night if need be to handle these applications. If none file in time then the meeting will not be held. The Board agreed to hold an additional meeting on the 19<sup>th</sup> at 8 PM if need be otherwise applicants would be waiting a month from the early October meeting to be heard.

### Update:

W. Baker briefed the Board on the most recent Central Massachusetts Regional Planning Commission meeting he attended. He noted there were 56 people on the virtual meeting and around 40 were from actual member communities, not staff. The main subject was conscious and unconscious bias and diversity in planning. He stressed discussion did not center on just the obvious biases people may hold regarding race, gender, ethnicity, wealth, education etc. but those unconscious biases we all hold that come from elements of our upbringing and our associations. The next several quarterly meetings will expand on this topic and strategies to eliminate the effects of bias and ensure diversity in the field.

September 14, 2020

Page 3

Motion: To adjourn, R. Largess Jr.  
2<sup>nd</sup>: K. Bergeson  
Vote: W. Baker – aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Aye

Adjourned 7:45 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.

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.