

SUTTON PLANNING BOARD

Meeting Minutes

March 8, 2021

Approved Walter Baker

*Note- This meeting was held remotely via Zoom in accordance with Executive Orders from Governor Baker. The Chairman read a notice regarding the remote meeting format. (see end of minutes)

Present: W. Baker, M. Gagan, R. Largess Jr., S. Paul, K. Bergeson., W Talcott (Associate)

Absent: None

Staff: J. Hager, Planning & Economic Development Director

Action Items

Use Determination – 158 Central Turnpike: Jim Ricciardi of Ricciardi Brothers Construction of Boylston, MA was present to ask the Board if he could relocate his company to the Business Highway District (B-2). He stated his construction company does a wide variety of construction from homes, to sewerage and water, to bridges and other infrastructure. The site he is interested in at 158 Central Turnpike sits just to the east of Route 146 and just north of Central Turnpike. There is a white house with a chain-link fence along a portion of the frontage currently located on the site. The site slopes from a high point near Central Turnpike down to a wetland on the adjacent land to the north owned by the Commonwealth. Mr. Ricciardi stated he wants to build a 10,000 s.f. building down gradient of the house for vehicle storage and maintenance and would also like to process and store materials on the site. He has about 30-35 vehicles. The building would also house his offices. He currently has a satellite yard at Rte 140/Rte 290 but would like to combine everything in Sutton.

In response to a question from W. Talcott Mr. Ricciardi noted the house would only be there temporarily. At some point he would like to demolish that and put in a commercial use like a convenience store. J. Hager noted processing is not allowed in this district, so product could only be stored here, not processed. The majority of the Board agreed the use would be allowed with a Special Permit from the Zoning Board of Appeals and Site Plan Review and Route 146 Overlay Special Permit from the Planning Board.

30 Burbank Road (Country Montessori) Waiver of Site Plan Review: Laura Katraggini of Douglas is the current owner of the Montessori School at 30 Burbank Road. She was present at the request of the Building Commissioner who requested the Board review the proposed change of use/expansion. The owner wants to convert the portion of the building that used to be the candy shop/production area into an additional classroom. She stated in accordance with State regulations, the school can currently have a maximum of 60 students (20 per classroom) and with an additional classroom the school can have up to 80 students on site. She currently has 90 students enrolled with about 30% who only come a few days each week. The remaining 60% are full time students. Her hours of operation are from 7-5 with active classes between 9 and 3. She stated parents pull into the driveway staying to the right, swing around in front of the door where their child is dropped off and then they exit. The queue is completely along the driveway and is usually about 10-15 cars, they have never had an issue with cars queueing into Burbank Road. She noted under a previous owner there were as many as 200 students on the site.

S. Paul noted the Towns parking regulations call for 33 parking spaces and this plan only shows about 9 spaces, although he noted the regulations were probably crafted for a public school with more teachers, aids and others who are not just dropping off children and leaving. A waiver could be granted for this reduction if the Board feels it is appropriate. The Board may also condition a Site Plan Waiver. The majority of the Board felt that while a formal hearing wasn't necessary, abutters should be notified. The matter was re-scheduled for the next meeting with notification to abutters but no hearing notice.

229 Worcester Providence Turnpike – Service & Maintenance Access: Mr. Fusaro owner of land at 229 Worcester Providence Turnpike was present to notify the Board that he intends to re-establish an access path to Armsby Road that used to exist for the home located on this property. He noted the Post Office will not deliver to a mailbox along Route 146 at this address due to safety concerns. He had been paying for a P.O. Box for his tenants but his current tenants work jobs that do not allow them to get to the Post Office, therefore, he would like to re-establish a path that used to run from behind the house out to Armsby Road where he will re-install a mailbox. He intends to remove three trees on the property and do some minor grading to establish a smooth graveled path about 10' wide. The path will also allow tree contractors to remove and/or trim some trees in this part of the site that need work. The path will end near the fencing and landscaping for the approved solar installation that is behind the home but will not provide access into this facility. He noted he has talked to one of the abutters, Cronin, who has no issues and intends to talk to the others soon. The Board agreed with W. Talcott that they really don't have jurisdiction over this particular type of residential access, but that they appreciated Mr. Fusaro informing them in advance in case any questions come up about potentially accessing the solar project through a residential district.

Tennessee Gas Pipeline Connection – Oakhurst Road: The Board was in receipt of a letter from Nixon Peabody, attorneys for Tennessee Gas Pipeline (TGP). The letter stated TGP is Federally regulated through the Federal Energy Regulatory Commission (FERC) and therefore they will not be subject to local permitting. However, they were reaching out to provide the Town any plans or additional information they requested so the Town can be comfortable with their portion of this site and its connection to the TGP cross country pipeline. J. Hager noted there was a condition in the Board's approval of the Eversource gate station that required TGP to come through local permitting and approval for their portion of the site. She stated she had reached out to the Fire Department and Building Commissioner. The Fire Chief and District Chief had a Zoom meeting with the project engineer and provided commentary that other than a requested Knox box, they were comfortable with the TGP submittal. S. Paul noted it is FERC's job to ensure this type of infrastructure and connections to distribution facilities are safe. The Board agreed if Fire and Building are happy, they are happy.

Proposed Bylaw Changes: The Board discussed proposed bylaw changes (attached).

- A. No changes
- B. No changes
- C. No changes
- D. No changes
- E. No changes
- F. No changes
- G. No changes
- H. Leave F.5. in table to avoid issues with the project that is in the hearing process.
- I. No change
- J. No change
- K. No change
- L. No change
- M. No change
- N. No change
- O. Specify the Planning Board will be the Special Permit Granting Authority. The Board wants the input of the Fire Department.

Administrative Items

Motion: To approve the minutes of 2/22/21, R. Largess Jr.

2nd: M. Gagan

Vote: 4-0-2: W. Baker – Abstained (not present 2/22), M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – Abstained (not present 2/22), W. Talcott - aye

Motion: To adjourn, R. Largess Jr.

2nd: M. Gagan

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

Adjourned 8:30 PM

Covid Meeting Statement: Due to the current COVID-19 Crisis (pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law) this meeting is being held remotely via Zoom. To join the meeting visit www.zoom.us/join and Meeting ID: 897-7043-1478 Password: 050735. The meeting will be broadcast and recorded on local access stations and live streamed when available. Pursuant to MGL Chapter 30A Section 20, no person shall address a meeting of a public body without permission of the chair. Individuals who would like to participate should state their name and address after being recognized by the chairperson. In an effort to ensure transparency to our viewers at home, the chat function is not available.