

SUTTON PLANNING BOARD

Meeting Minutes

April 12, 2021

Approved W. 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

Absent: W. Talcott, Associate

Staff: J. Hager, Planning & Economic Development Director

Public Hearing (Cont.) – Retreat Lot – 104 Mendon Road

J. Hager explained that in re-reading the bylaws she found that in lieu of having a compliant regularity factor, the applicant could show a 200' X 200' area where the well, septic and home will be located. The surveyor was able to locate this area so this issue is now resolved. Additionally, the covenant note has been added to the plans, and the surveyor has verified that the narrowest part of the lot is 50'.

Motion: To grant the Special Permit for this retreat lot with 51' of frontage and 5.51 acres 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 Assessor relative to chapter land status.
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. No occupancy permit shall be granted until all conditions and requirements of this bylaw are 100% complete.

2nd: M. Gagan

Holly DeCell of 108 Mendon Road asked about the proposed size of the house. J. Hager interjected that the Board does not have the authority through this Special Permit process to control the size of the home that will go on the lot. They are only authorized to weigh the application against the standards residents have voted for the land to be considered a buildable lot and if the standards are met this lot will be considered a lot that can be used just like any other standard building lot. Other than ensuring the home meets setbacks from property lines, the owner can build whatever he wants just as any other buildable lot owner. The applicant Mark Stevenson noted he intends to build a one-bedroom single family home.

Vote: 4-0-1: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye, K. Bergeson – abstained as he had just joined the meeting

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

2nd: S. Paul

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

Public Hearing – 71 Dudley Road – Site Plan Review & Groundwater Protection District Special Permit

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

Kevin Quinn, P.E., of Quinn Engineering was present on behalf of the Applicant. He stated the application requests the addition of a manufacturing business of 1,500 s.f. be added to #69 Dudley Road which is one of two structures on the property known as 71 Dudley Road. The manufacturer will be Hudson Boat that builds crew rowing/racing boats. The remainder of this structure is storage for Packaged Steel Industries located on the lot just to the west of this site. There are no employees for the Packaged Steel part of the building and there will only be 3 employees for Hudson Boat. They are proposing a new parking lot off Dudley Road with 6 spaces including one handicapped space. The parking lot will be screened from the roadway by a 6' stockade fence with plantings 5' on center along the length of the fence. They will construct a fully contained basin to infiltrate the stormwater from the parking. They will also be constructing a new pump house for the water/sprinkler needs of the building. The existing septic system is adequate for the existing and intended use.

S. Paul asked why a parking waiver was being requested when there appears to be ample room for the required parking at the rear of the structure. He also asked why a sprinkler system was being required for this existing building at this point. J. Hager noted the area behind the building is largely unpaved/unable to be striped and has been committed to other uses on this lot. Additionally, this applicant wants isolated parking and access from Dudley Road. It's also her understanding when a use changes or is added to a structure the Building Commissioner has the authority to require a Code review which may result in upgrades like this required sprinkler system.

There were no comments from the public.

Waivers:

Parking calculations call for 12-13 spaces. The applicant has stated there will be approximately 3 employees in the building and it will be rare for customers to come to the site. Parking and circulation are shown in the front setback from Dudley Road so the employees will not be accessing through the Packaged Steel part of the building on a regular basis.

Motion: To grant the waivers from section IV.B.3. Table 4 - to reduce the parking to 6 spaces and from Section IV.B.1. to allow parking circulation in the front setback as shown on the record plans, R. Largess Jr.

2nd: S. Paul

S. Paul confirmed that if the uses in this building change in the future, if more parking is needed he will expect they will look to the existing area behind the building to meet parking requirements as opposed to expanding this new front parking.

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

Motion: To grant a Groundwater Protection District Special Permit and Site Plan Approval to add a 1,500 s.f. crew boat manufacturer and related parking and stormwater facilities to the existing 22,700 s.f. of warehouse use at 71 Dudley Road in building #69 with the following conditions: R. Largess Jr.

1. Approval of all other applicable permitting authorities
2. The applicant must submit a corrected project summary for the stormwater management report
3. The applicant will ensure cut off shields are installed on proposed exterior lighting fixtures to prevent glare to adjacent properties or Dudley Road. The Board reserves the right to review the lighting and require adjustments if necessary.
4. New signage shall be approved by the Planning Department prior to fabrication and installation

5. A Knox box shall be installed on the building as required by the Fire Department.
- 2nd: K. Bergeson
- Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess, Jr. – aye, K. Bergeson – aye, W. Talcott - aye
- Motion: To close the public hearing, M. Gagan
- 2nd: R. Largess Jr.
- Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, K. Bergeson – aye, W. Talcott – aye

(K. Bergeson left the meeting)

Action Items

Villas at Pleasant Valley Phase 3 AsBuilt Approval and Bond Release: J. Hager explained the only item Jeff Walsh of Graves Engineering was waiting for was the addition of drywells to the plans. This has been accomplished but Mr. Walsh did not have time to issue a written approval prior to tonight's meeting. J. Hager suggested it would be acceptable for the Board to issue approval and bond release contingent on final written approval from Mr. Walsh. She added she had provided notice to the condominium association, Wilkinsonville Water, and the sewer, building and fire departments to make sure there were no outstanding issues. All who were notified stated they had no issues that were under Planning Board jurisdiction. M. Gagan asked if items #10 and #15 from Graves last review letter had been resolved. J. Hager stated J. Walsh verbally told her the dry wells were his only outstanding item, but a condition requiring his final approval would cover any additional items if they have not been resolved.

Motion: To approve the AsBuilt plan for Phase 3 of the Villas at Pleasant Valley and release all bonding conditioned on the final written approval of Graves Engineering, M. Gagan

2nd: R. Largess Jr.

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

Open Space & Recreation Plan Update: J. Hager noted the process of updating the Town's Open Space & Recreation Plan has begun. Guidelines recommend a committee member from Conservation, Historic and Planning. She noted as this is just an update there will be no "heavy lifting" and not a significant amount of meetings. Most can be held via Zoom or late afternoon/early evening at outside places like Marion's Camp. The majority of effort will be making sure the survey that goes to residents looks good, reviewing results, holding the required forum, and formulating new goals. It's likely the forum won't be the usual boring hours long meeting, but a more active outside, drive through participation process likely at Marion's Camp. The members will mull it over and J. Hager will send out an email soliciting a Board volunteer.

Administrative Items

Motion: To approve the minutes of 3/22/21, R. Largess, Jr.

2nd: S. Paul

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

Correspondence:

Millbury – Constructing new 17,000 +/- s.f. fire station.

Uxbridge – Campanelli Drive – 450,000 s.f. warehouse traffic impacting same general area as Blackstone Logistics

Motion: To adjourn, R. Largess Jr.
2nd: M. Gagan
Vote: 4-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye

Adjourned 7:52 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: 876 8255 6789

Password: 072814. 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.