

SUTTON PLANNING BOARD

Meeting Minutes

May 3, 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., K. Bergeson

Absent: S. Paul, W. Talcott, Associate

Staff: J. Hager, Planning & Economic Development Director

Action Items

Chapter 61A Release Recommendation 81 Purgatory Road

The Board reviewed correspondence regarding a pending sale for \$500,000 of 82 acres at 81 Purgatory Road. J. Hager noted the land is not considered a priority for purchase for the Town. R. Largess Jr. noted although the Town doesn't have a need or money to buy the land that perhaps the State will want it since it abuts their State forest land.

Motion: To recommend the Selectboard vote to pass over their first right of refusal on this land but that they reach out to the State to see if they might be interested in purchasing the land to add to their holdings in this area, K. Bergeson

2nd: M. Gagan

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

Eversource Field Changes

J. Hager reviewed correspondence from Tricia Foster of Epsilon Associates on behalf of Eversource requesting approval of three field changes as follows: 1) add less than 2' to the length of the building; 2) increase height of stacks for heating equipment to 14'; and 3) rearrange landscaping to eliminate plantings from TGP 30' pipeline ROW.

Motion: To approve the requested field changes contingent on J. Hager verifying what is being emitted from the heating stacks and that it is not caustic in any way, K. Bergeson

2nd: M. Gagan

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

Mickey's Carwash Screening Modifications

Tammy Bourakis was present to request that the stockade fence and juniper plantings previously approved along the southern lot line be replaced by 46 plantings of three varieties. She noted the fencing and junipers were part of the previous plans for a restaurant at this location and these items don't really go with her building or site. She is proposing 18 – 3' laurels, 18 – 3' weigelas, and 10 - 3' viburnums along this same lot line per the revised plans she presented.

Motion: To approve the modification to screening along the southern lot line of Mickey's Carwash contingent on the Board reserving the right to review and require modifications to landscaping after installation to achieve the intended screening effect, R. Largess Jr.

2nd: K. Bergeson

Vote: 4-0-0

Traffic Counts: J. Hager reviewed an email from CMRPC stating they will be conducting 8 traffic counts in Sutton between May and October. It was noted they can add up to an additional 3 counts at no cost to the Town. J. Hager asked the Board to consider impending development and issues discussed over the past year or so. She asked the Board what additional counts they would like to request. She also noted because she has not been able to attend any meetings or seminars there are additional funds in the budget to have CMRPC conduct even more studies and/or to expand planned studies to include vehicle type counts. Normal counts involve traffic counting tubes being installed and left for about 48 hours to obtain volume figures for about \$200.

Vehicle type counts involve having staff physically count vehicle types for two hours during AM and PM peaks and cost about \$500 and detail the type and number of vehicles, for example, cars, tractor trailers, pedestrians. The Board felt it was important to have base counts for Burbank and Sibley as well as Providence Road and Central Turnpike west of Route 146 in advance of development pending in these areas so the Board can evaluate the impact of these developments on these locations. They would like to request vehicle type counts at Central Turnpike, Burbank and Sibley, and Boston Road just west of Route 122A. J. Hager will send a written request to CMRPC to conduct these studies and for a quote for the Town to pay for any additional costs not covered by the regional planning agency.

Administrative Items

Motion: To approve the minutes of 4/12/21, R. Largess, Jr.
 2nd: M. Gagan
 Vote: 4-0-0: W. Baker – aye, M. Gagan – aye, R. Largess Jr. – aye, K. Bergeson - aye

Correspondence:

J. Hager reminded the Board that Town Meeting will be Saturday, May 15th at 10 AM outside at Sutton High School. The Board's next meeting after that will be May 24th and will feature the continuation of the Blackstone Logistics Hearing that afterward will resume in joint session with Douglas and Uxbridge on June 17th.

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

Adjourned 7:35 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: 823 3917 5171 Password: 201738. 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.