

SUTTON PLANNING BOARD

Meeting Minutes

May 24, 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

Public Hearing (Cont.) – Blackstone Logistics Center – Lackey Dam Road

T. Brodeur of Fletcher Tilton reviewed that the applicant's team has met with Douglas Planning Board and have a continuation with them on Thursday. They will meet with Uxbridge Planning Board on Wednesday. They have provided a response to J. Hager's comments from 5/10 and also filed a Form A to divide the land into two lots. Having briefly reviewed the Graves Engineering comments from 5/20 they feel they are very close to action on the project.

J. Walsh of Graves Engineering commented that their civil and site concerns have been largely addressed. R. Brown of GPI commented that their traffic comments have been largely addressed including recommendations for the monitoring study in comment 25/26.

R. Largess Jr. asked and Z. Zweifler confirmed that the applicant pays for the monitoring studies and any required mitigation.

J. Hager pulled up the revised plan sheets and provided the following comments and asked the Board for their input as follows:

Sound Walls – Eliminate drawing showing punched detail in lieu of solid panel. The applicant stated notes on revised plans indicate a solid panel type and colors. J. Walsh added that the wall needs to have a 5 lb. per square foot requirement.

Northern Parking Landscaping – The applicant confirmed that there will be no landscaping along the northern edge of the site if the northern parking isn't constructed. If this area is used for construction staging it will need to be cleaned up and permanently stabilized with vegetative cover and augmenting of existing sparse growth.

S. Paul confirmed the current intent is that northern parking will be constructed only if needed, "banking" this area depending on the identity of the ultimate tenant.

Trailer Snow Removal - Awkward position in circulation path and no detail on methods. The applicant noted this will be an operational issue for any future tenant. It was indicated the circulation driveway is 45' wide which should be adequate to accommodate this operation and circulation. The applicant will provide a draft condition to deal with the issue.

Restricted Hours - Confirmed the restricted hours for trailer connects and disconnects from 10 PM to 5 AM is acceptable, but will be extended if any issues arise. A condition will be included to this effect.

Open Space – Confirmed that the open space shown on the plan are not in easements or being developed in any way and equal to roughly 35% of the Sutton site area. This plan sheet will also be referenced and recorded with the approval to restrict the open space from future development.

Tractor Trailer Right Turn Only – Sign high enough for trucks to clearly see. The majority of the Board felt that if Uxbridge is good, Sutton is good.

Basin Maintenance – The applicant confirmed per the Operation and Maintenance Plan, there is an adequate approach and berm to maintain all basins.

Architecture – Jen reviewed architectural changes and details. The majority of the Board decided if Uxbridge is good, they are good, since it primarily effects and is located in Uxbridge.

Earth Removal – The applicant stated their new geotech report indicates they will have less unsuitable materials and they now feel they will be able to balance cut and fill on site without significantly effecting topography or undeveloped areas. They will update the note on C1.3 and will withdraw the earth removal permit.

As Town Meeting approved height up to 70 with a Special Permit, the applicant intends to apply for a height Special Permit. J. Hager is seeking input from Counsel on process. The majority of the Board did not see a problem with a 49' height.

Waivers:

IV.B.1. Parking and maneuvering in setbacks. This portion of parking, if constructed is directly adjacent to the NEPSCO power lines and this land is actually owned by National Grid, this is not an easement owned by someone else.

M: To grant the waiver to allow parking/maneuvering in the setbacks as per the potential parking plan, S. Paul

2nd: ~~K. Bergeson~~ W. Talcott

T. Brodeur interjected that he didn't think K. Bergeson was eligible to make motions/vote on the project as he hadn't attended most nights of the public hearing. J. Hager confirmed K. Bergeson is not eligible to vote on the BLC project, W. Talcott acted as a full member in his place.

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

IV.B.3. reduce number of parking spaces from 428 to 178 employee spaces and 135 trailers. If parking is developed in the back would amount to +116 trailers or +500 cars.

J. Walsh interjects trailer parking is similar to car inventory spaces at a car dealer.

Motion: To grant the waiver from Section IV.B.3. to allow a reduction in the amount of parking as shown on the plans with the condition that once a tenant is confirmed, the tenant must revisit the required parking with the Board and add additional employee and/or truck parking as required by the Board, S. Paul

2nd: W. Talcott

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

IV.B.4.3. Allow driveway greater than 30'. A 45' driveway is necessary for the truck and employee traffic and safe turning movements.

Motion: To grant the waiver from Section IV.B.4.3. to allow a 45' driveway, S. Paul

2nd: M. Gagan

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

IV.B.5.C.2. Allow elimination of interior lot landscaping and allow rows of parking spaces in excess of 100' for ease of maintenance and in exchange for increased landscaping around the parking and between Lackey Dam and the structure in particular.

Motion: To grant the waiver from Section IV.B.5.C.2. to allow the elimination of interior lot landscaping in exchange for increased landscaping around the parking and between Lackey Dam and the structure, S. Paul

2nd: R. Largess Jr.

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

IV.C.4.f. Eliminate screening around dumpsters as they will be shielded from view by the building and distance from the road or other public spaces.

Motion: To grant the waiver from Section IV.C.4.f. to allow the elimination of screening around dumpsters as they will be shielded from view by the building and distance from the road or other public spaces, S. Paul

2nd: R. Largess Jr.

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

V.D.4.A.3. Allow work on slopes over 15%. As this was a former earth removal operation with a power line easement running through it there are piles of material and mounding under the power lines that will be part of the construction area.

Motion: To grant the waiver from Section V.D.4.A.3. to allow work on slopes over 15% with proper stabilization, S. Paul

2nd: R. Largess Jr.

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

V.D.4.B.2. Allow elimination of the requirement for no more than 100' of unbroken rows of parking spaces for ease of maintenance and in exchange for increased landscaping around the parking and between Lackey Dam and the structure in particular.

Motion: To grant the waiver from Section V.D.4.b.2. to allow of the requirement for no more than 100' of unbroken rows of parking spaces in exchange for increased landscaping around the parking and between Lackey Dam and the structure as shown with the requirement that dead or diseased planting will be replaced immediately or if outside a spring or fall planting season they shall be replaced in the next planting season, S. Paul

2nd: R. Largess Jr.

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

V.D.4.C.1.e. Eliminate screening around dumpsters as they will be shielded from view by the building and distance from the road or other public spaces.

Motion: To grant the waiver from Section V.D.4.C.1.e. to allow the elimination of screening around dumpsters as they will be shielded from view by the building and distance from the road or other public spaces, S. Paul

2nd: R. Largess Jr.

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

V.D.4.C.1.c. Eliminate trails between building and to open spaces as there are not multiple building and trails to/through the open space are not appropriate considering the nature of the open space as old gravel pit land and wetlands.

Motion: To grant the waiver from Section V.D.4.C.1.c. to allow the elimination of trails between buildings and to open spaces as there are not multiple building and trails to/through the open space are not appropriate considering the nature of the open space as old gravel pit land and wetlands, M. Gagan

2nd: R. Largess Jr.

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

V.D.4.C.2.a. Eliminate entrance island and do not require combined entrance with site to the north as it will become a separate lot under separate ownership.

Motion: To grant the waiver from Section V.D.4.C.2.a. as an entrance island would hinder truck turning movements and to not require a connection to what will become Lot 1 as it will not be in integral part of this development, S. Paul
2nd: M. Gagan
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye, W. Talcott – aye

V.D.4.C.2.d. Eliminate the need for bike racks or transit shelters as bikes wouldn't be safe on this site and there is no transit currently this far south of Worcester.

Motion: To grant the waiver from Section V.D.4.C.2.d. to eliminate bike racks and transit shelters as they are not practical or available at this site, S. Paul
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye, W. Talcott – aye

V.D.4.C.3.d. Allow more than 25% of parking in front of the building as the parking is located in accordance with the anticipated use and building layout with employees parking and entering through the front of the building.

Motion: To grant the waiver from Section V.D.4.C.3.d. to allow more than 25% of parking in front of the building noting the extensive plantings screening the parking from the street, S. Paul
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye, W. Talcott – aye

V.D.4.C.3.e. Eliminate interior lot landscaping for ease of maintenance and safety and considering the extra landscaping that has been installed at perimeters.

Motion: To grant the waiver from Section V.D.4.C.3.e. to allow the elimination of interior lot landscaping for ease of maintenance and safety but only in consideration of the additional landscaping that had been provided along the perimeter and with a condition to ensure this landscaping is truly effective, S. Paul
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye, W. Talcott – aye

V.D.4.C.3.f. Allow concrete walks instead of brick or block.

Motion: To grant the waiver from Section V.D.4.C.3.f. to allow concrete walkways instead of brick or black as the walkways are in Uxbridge and their Board has no objection, S. Paul
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye, W. Talcott – aye

V.D.4.C.9.c. - The Board briefly discussed the requested waiver from the Floor Area Ratio (FAR). The Board wanted to hear Uxbridge's thoughts before they voted to allow a septic system instead of public sewer.

Motion: To continue the hearing to June 17th at 7 PM, R. Largess Jr.
2nd: M. Gagan
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye, W. Talcott – aye

Action Items

Form A Plans:

Stevenson - 104 Mendon Road

Motion: To endorse the Form A Plan dated 4/8/21 designating the lot at 104 Mendon Road as a retreat lot, S. Paul
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye,
K. Bergeson - aye

Blackstone Logistics – Lackey Dam Road

Motion: To endorse the Form A Plan dated 4/7/21 Rev. 5/12/21 showing one new building lot, S. Paul
2nd: K. Bergeson
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye,
K. Bergeson - aye

Endorse Plans:

Motion: To endorse the Site Plan for Hudson Boat at 71 Dudley Road dated Rev. 4/8/21, R. Largess Jr.
2nd: K. Bergeson
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye,
K. Bergeson - aye

Bonding: J. Hager asked the Board to acknowledge that she had secured a \$27,100 cash bond from Mickey's Car Wash in advance of their occupancy and they had recently requested a \$18,500 release in accordance with Graves Engineering site visit report that paving is complete.

Motion: To acknowledge a \$27,100 cash bond was established to ensure the completion of site work at Mickeys Car Wash and that \$18,500 has been released for completed paving,
K. Bergeson
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker- aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul- aye,
K. Bergeson - aye

Administrative Items

Motion: To approve the minutes of 5/3/21, M. Gagan
2nd: K. Bergeson
Vote: 4-0-1: W. Baker – aye, M. Gagan – aye, R. Largess Jr. – aye, K. Bergeson – aye, S. Paul – Abstains as he wasn't present

Filing: The Board acknowledged the filing of a Site Plan and Groundwater Protection District application for MIG Acton LLC for a contractor's yard at 12 John Road/16R Worcester Providence Turnpike. The hearing will be June 14th.

Correspondence:

Traffic Counts: J. Hager reviewed a new email from CMRPC with the list of the 8 traffic counts they will be conducting in Sutton between May and October. The Town will be responsible for only \$400 of the costs. Once the counts are done, the Board can decide if they need additional trip types counts for pedestrians and bicyclists which would be done during the two morning and evening peak hours.

Meeting Schedule Update: J. Hager reminded the Board that they will only have two meetings in the month of June. June 14th will be a regular Board meeting and June 17th will be a continuation of the three town Blackstone Logistics hearing.

Open Space & Recreation Plan Update: As the Planning Board representative to the Open Space & Recreation Plan Update Committee, W. Talcott provided an update that postcards went out to all households and P.O. boxes in Sutton asking residents to complete the survey that is a base for the Update. There will also be two community gatherings on June 12th from 9-1 and June 16th from 5:30 – 7:30 at the Lodge at Marion's Camp where people can view highlights of the survey results and give their opinion about what the Town's Open Space & Recreation goals should be for the next seven years. There is also a photo contest with the top five pictures getting a seasons pass to Marion's Camp on Lake Singletary.

Motion: To adjourn, 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

Adjourned 9:37 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: 842 4826 7060 Password: 684445. 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.