

SUTTON PLANNING BOARD

Meeting Minutes

August 23, 2021

Approved



*Note- This meeting was held in person and remotely via Zoom in accordance with recently enacted legislation. The Chair read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: M. Gagan, K. Bergeson, R. Largess Jr., W. Baker, W. Talcott, Associate (acting as full member)

Present remotely: None

Absent: S. Paul

Staff: J. Hager, Planning & Economic Development Director

Public Hearing – MIG Acton, LLC – Site Plan & Special Permit – 16R WP Turnpike

W. Talcott read the hearing notice as it appeared in The Chronicle.

(R. Largess Jr. arrives)

Matt Bombaci or Bohler Engineering was present in person as well as is client Don Voghel, President of MIG Acton (remotely).

Mr. Bombaci stated the application proposes the construction of a 40,500 s.f building and two laydown areas for construction materials. He reviewed the zoning district boundaries as well as the groundwater protection district limits. He noted there is a 100' buffer from the residential district boundary line.

He stated that northeast of the building is a loading area that can accommodate WB67 vehicles and the southwest of the building has 41 parking spaces in accordance with the zoning bylaw requirements. This side of the building will also have at grade garage doors for smaller vehicles as well as standard entries doors for five potential bays. The building is proposed to be a 31' high metal building with a pitched roof consistent with other structures on John Road. The two gravel laydown areas are also designed for a WB67 vehicle to drop materials and circulate back out. These areas will hold beams, barriers and the like but absolutely no materials that would be detrimental to the groundwater protection district like deicing chemicals, just clean construction related items. The limit of work is approximately 500' from Route 146 and 450' to the nearest dwelling. The finished floor elevation is about 50' above Route 146 and he anticipates very little visibility from Route 146. Access will be from the cul-de-sac at the end of John Road. They will be creating a separate lot with 100' of frontage for this lot per bylaw changes that occurred in May that were just approved by the Attorney General's Office. He stated they will likely have this lot division plan for the next meeting. He reviewed traffic generation noting peak hour volumes are anticipated at 37 AM and 40 PM at full occupancy. He added the Institute of Traffic Engineers (ITE) mandates full traffic studies for generators of over 100 vehicles in the peak hour so this proposed use does not warrant a full study. Drainage design includes pre-treatment and basin infiltration including numerous grass swales as well as an underground infiltration system beneath the loading area. They have also provided a pollution prevention program that prescribes site and equipment maintenance provisions to maintain as clean a flow to swales and basins as possible, as well as provides a minimum schedule for maintenance of actual stormwater structures to maintain their functionality. Graves Engineering provided a review late in the day today and they haven't had a chance to respond to, but they were happy to find that stormwater calculations appear to have been approved which is the most critical component of the engineering for this site.

Utilities will be underground and they will have an individual septic system and public water supply well for the building. For fire protection they will be installing a cistern and a pump in accordance with Fire Department requirements designed by their Fire Protection Engineer.

M. Gagan read comments from the Fire Department including their need for fire department vehicle maneuvering at the end of the front parking area.

There were no public comments.

M. Bombaci reviewed comments from the Planning Director. He stated it is likely tenants will have dumpsters that will be within the loading areas. They don't want to individually screen them due to maintenance concerns but are open to installing plantings in the island adjacent to the northeast corner of the building to effectively screen the portion of the loading area where the dumpsters will be most visible. Signage will be installed down at the cul-de-sac in accordance with the sign bylaws. In response to comments about loss of over 7.5 acres of forest cover, they will be planting conservation wildlife seed mix which is a combination of rushes, grasses, shrubs, etc. that will produce successional growth to basically reforest areas not being utilized. He noted they would actually prefer to not alter as much area and are hoping they will find rock/ledge that will allow them to create retaining walls instead of grading so far back. With respect to existing traffic flows he showed other uses in the park have small buildings with little parking. These minimal trips added to projected traffic and considering the dedicated turn lane on Route 146, are not expected to create capacity or safety issues at Route 146. They anticipate use of stone from the site to create retaining walls. The definition of "yard" (setback) was discussed and the Board agreed that the retaining wall shown within the rear setback needs to be moved. Everyone agreed that there cannot be any disturbance within the 100' zoning district buffer, therefore the leach field needs to be moved. The requested waiver is not necessary as the rear paved area is strictly loading area with no parking of vehicles and the interior lot landscaping percentage has been met in the front parking. With respect to architecture, while there isn't a concern with visibility from Route 146, J. Hager was concerned about consistency and precedent and asked the Board if they felt any changes in architecture and/or landscaping need to be made primarily for customers and those within the park.

As the applicants team needs to make some plan adjustments so the hearing will need to be continued but J. Hager asked if the Board to provide any final input so the applicant can make final adjustments prior to the next meeting.

W. Baker asked for confirmation that old structures that are being removed on construction sites will not be stored here. D. Voghel stated demolished/removed structures/materials will not be stored here. He stated they are currently renting two sites for material storage that will be consolidated onto this site, he detailed the type of materials that will be stored on the site both interior and exterior including Conex type boxes in the exterior storage areas for weather but not temperature sensitive materials.

The Board discussed the need for parking and maneuvering in the rear setback adjacent to the power lines.

Motion: To grant a waiver to allow parking and maneuvering, including any adjusted Fire Department turn around, within the rear setback to provide safety vehicle maneuverability and noting the fact that this area is adjacent to the power lines and not really effecting anyone, K. Bergeson

2nd: R. Largess Jr.

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

The Board asked for additional screening/landscaping adjacent to the storage areas and they requested the front building rendering as well as an actual color sample and indication of the building color on the drawings.

Motion: To continue the public hearing to September 13, 2021 at 7:30 PM, K. Bergeson
 2nd: W. Baker
 Vote: 5-0-0: W. Talcott – aye, K. Bergeson – aye, M. Gagan – yes, W. Baker – aye,
 R. Largess Jr. – aye

Action Items

Wedgewood Farms – Permit Extensions

Randy Waterman of Compton Property Development was present to review permits that had been granted for his project and request extension of these permits. He detailed the constraints from Covid that have killed two potential deals and otherwise delayed his ability to start the project. There were two sets of permits issued for the project: the CCRC Special Permit was issued 7/8/19 and the Route 146 Special Permit/Groundwater Protection Special Permit/Site Plan approval were issued after appeal on 1/14/20. Despite confusion with how long the permits would be good for, the bylaws specify that the permits are two year permits. As the CCRC Special Permit has just expired and the other group of permits will expire in less than 6 months, Mr. Waterman is requesting two year extensions from these expiration dates to 7/8/23 and 1/14/24. The Board agreed Mr. Waterman certainly met “good cause” to qualify for extension of these permits.

Motion: To grant two year extensions for the CCRC Special Permit to 7/8/23, and the Route 146 Special Permit, Groundwater Protection District Special Permit and Site Plan Approval to 1/14/24, K. Bergeson
 2nd: R. Largess Jr.
 Vote: 5-0-0: W. Talcott – aye, K. Bergeson – aye, M. Gagan – yes, W. Baker – aye,
 R. Largess Jr. – aye

W. Talcott noted he had been reading coverage about a marijuana facility in Grafton that had been pushed off and effectively cost the Town significant revenue over the past 5 years which he felt demonstrated the importance of permit expiration dates.

Administrative Items

Motion: To approve the minutes of 8/9/21 as amended, K. Bergeson
 2nd: R. Largess Jr.
 Vote: 5-0-0: W. Talcott – aye, K. Bergeson – aye, M. Gagan – yes, W. Baker – aye,
 R. Largess Jr. – aye

Filing – The Board acknowledged the following filings:

- Retreat Lot special Permit - 23 Jones Road – The hearing will take place Sept 13th.

Correspondence:

CMRPC Quarterly Meeting – The Chair reminded the Board there is a quarterly meeting of Central Mass Regional Planning on Sept 9th at 7 PM if they would like to attend.

W. Baker will be attending and is very interested in the 20 year planning document they will be discussing and where we are now compared to what was forecast in the last plan.

Motion: To adjourn, K. Bergeson

2nd: W. Baker

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

Adjourned 8:17 PM

Covid Meeting Statement:

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit www.zoom.us/join and enter Meeting ID: 834 7419 0193 Password: 768677. The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.