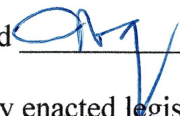


SUTTON PLANNING BOARD

Meeting Minutes November 22, 2021

Approved 

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

Present: M. Gagan, R. Largess Jr., S. Paul, W. Baker, W. Talcott, Associate (acting as full member)

Present via Zoom: None

Absent: S. Paul

Staff: Jen Hager, Planning & Economic Development Director

Action Items

41 (FNA 44) Old Mill Road Retreat Lot – Endorse Covenant & Plan

Motion: To endorse the covenant and the plan dated 9/9/21 for the retreat lot located at 41 Old Mill Road, R. Largess Jr

2nd: W. Baker

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

6 John Road – Rescon – Waiver of Site Plan Review

At the Board's previous meeting Chris McDonald explained this service business that repairs building damage from fires, floods and other disasters. Both Mr. McDonald and Jim Etheridge of Rescon were present to answer any questions. As this business is no more intense than Banner Tire that previously occupied the site, and they aren't changing anything about the exterior of the site, they felt a waiver was appropriate. The Board put this item on the agenda to allow time for town departments to comment. The Fire Department commented they had no particular concerns but that the tenants would need to submit updated sprinkler and fire detection documents.

Motion: To grant a waiver from Site Plan Review conditioned on the approval of all other applicable boards, departments, and commissions, especially the Fire and Building Departments, R. Largess Jr

2nd: W. Talcott

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

Pleasant Valley Crossing – Native Tomato patio - Waiver of Site Plan Review

J. Hager explained this site already has a special permit for a restaurant use. A restaurant, Native Tomato, is moving into the end unit in the phase three building just to the left of Luv 2 Play. They are asking for waiver of Site Plan Review to convert three parking spaces in front of the building to a raised patio like the one Starbucks has for outdoor seating. They have more than enough parking for all uses in this phase. The area would be surrounded by fence like that at Starbucks. The Fire Department commented that the seating should be surrounded by bollards or heavy duty fencing.

Motion: To waive Site Plan Review and allow the conversion of three parking spaces to raised outdoor seating per the plans dated 11/16/21 conditioned on the approval of all other applicable boards, departments and commissions and with heavy duty fencing similar to Starbucks, W. Talcott

2nd: R. Largess Jr

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

190 Worcester Providence Turnpike – Nu England Services – Waiver Site Plan Review

Robert Murphy was present on behalf of the owners to explain changes to the site. He stated they intend to add approximately 4,000 s.f. to the rear of the building and restructure parking in the process. They will reduce the amount of impervious area and restructure drainage to be more beneficial abutting Cold Spring Brook. In response to a question from W. Talcott, Mr. Murphy stated they had filed a previous site plan with a separate building on the adjacent parcel to the south but ran into issues with the flood zone. The intent of the plan is the same, to get vehicles inside that have cleaning fluids, etc that are prone to freezing. They are not changing the business or increasing the number of employees. The addition will not be visible from Route 146. They are undergoing two hearings with both the Zoning Board of Appeals and Conservation, so another hearing won't really add any missing public review.

Motion: To grant a waiver of Site Plan Review to allow the addition to the rear of the existing structure at 190 WP Tpke, restructuring of parking and drainage as shown on the Site Plan dated 10/21/21 with the approval of all other applicable Boards, Departments, and Commissions as well as the approval of Graves Engineering, R. Largess Jr

2nd: W. Talcott

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

Administrative Items

Motion: To approve the minutes of 11/8/21, R. Largess Jr.

2nd: W. Baker

Vote: 4-0-1: W. Talcott – aye, W. Baker – aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – abstained as he wasn't present

Filings:

Blackstone Logistics – Lackey Dam Road (modifications) – J. Hager explained that Scannell is looking for an increase in height from 49' to 55', restructuring of the emergency access, and re-structuring of circulation around the building. W. Talcott added that the plans also show a reduction in the size of the building to around 600,000 s.f. The hearing is scheduled for 12/6 and will not be a three town hearing. UGPG (Unified) – Definitive Subdivision – J. Hager explained this filing is to create the private roadway that will run from Providence Road to Boston Road and create the five lots off of this roadway. It is anticipated Site Plan applications for actual businesses on several of the parcels will follow shortly thereafter. The subdivision hearing will be held on 12/6.

Board Business: The Town Clerk requested this agenda item be added to allow the Board to discuss Board issues that may come up after the agenda is posted that don't otherwise really need an individual agenda listing. There was no Board business this evening.

Correspondence:

- 2021 MAPD Legal Update – J. Hager explained that once a year the Massachusetts Association of Planning Directors issues a summary of case law that may influence how Towns practice zoning. As the Board is aware, Massachusetts has a framework of zoning laws, but much of the details actually come from decisions in the Superior or Appellate courts. She noted there aren't any decisions this year that would necessarily cause the Board to change zoning laws.

Motion: To adjourn, R. Largess Jr.

2nd: W. Baker

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

Adjourned 7:37 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: 892 5856 9315**
Passcode: 127851. 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.