

**SUTTON PLANNING BOARD**  
**Meeting Minutes**  
**March 14, 2022**

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, R. Largess Jr., W. Baker, W. Talcott

Present remotely: None

Absent: S. Paul

Staff: J. Hager, Planning & Economic Development Director

**Public Hearing – Sutton/Douglas Definitive Subdivision – Duval Road**

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

The following individuals were present on behalf of the applicant: Wayne Belec, LDC Design Group, Tim Flynn, owner and applicant, Flynn Build & Develop. (via Zoom).

W. Belec reviewed the attached presentation which contained the major details about the project consistent with the previously reviewed preliminary subdivisions plan. The subdivision is 31 lots with 29 in Douglas and 2 in Sutton. There are four roadways ranging in length from 500 to 2700'. Proposed stormwater management design mimics the existing hydrology. The roadway is proposed to be 24' wide reducing to 22' in Douglas, with two means of access off Duval Road in Sutton and Forest Ave. in Douglas. Lots 1 & 29 in Sutton contain significant basins and a portion of the drainage is intended to be tied into the street drainage along Duval. The line of sight and intersection stopping sight distances are compliant with posted speeds, but not with the 85<sup>th</sup> percentile speeds actually traveled on the roadway. They will be requesting a few waivers. They have established a website with all project details and a means to communicate directly with the development team at [www.flynnbd.com](http://www.flynnbd.com).

M. Gagan asked if one of the two lots in Sutton is an existing home that is to remain. W. Belec confirmed this is the case.

W. Talcott asked where the drainage from the significant channel/ditch through the property goes? W. Belec stated it flows north toward Duval Road and partially to Mumford.

Paul Maynard of 59 Duval Road, the direct abutter to the Duval Road entrance, stated he absolutely needs screening along his property lines to block both noise and sound from traffic. He also expressed concerns and the need for more detailed info about stormwater and traffic impacts. He will submit comments/questions in writing.

Dan Lessard of 29 Duval Road asked what effect having an additional 31 homes on the same aquifer as his well would have on his water supply. W. Belec stated they have provided a hydrogeological study that suggests there will be no effect.

Rochelle Forsythe of 33 Mumford Road had questions about the use of septic systems and why they don't tie into public sewer. W. Belec noted the Department of Environmental Protection (DEP) used to encourage the use of public sewer, however, taking sewer from one area and sending it someplace else to be treated and returned to an aquifer elsewhere can negatively affect the original areas water supply over time. So now developers are encouraged to use on site systems that treat and recharge the original aquifer unless it is really not possible. She asked where the runoff that will be created by changes on the property will go. W. Belec stated they cannot increase the flow and wherever the flow goes now it will continue to go there. By regulation, they can't ultimately change these patters. He added the project will be built out in five phases with the drainage basins and diversion channels installed first.

R. Largess Jr. Asked where the channel/ditch came from. W. Belec noted it's been there for over a 100 years and was part of the water system for mills in Douglas.

Diane David of 49 Duval Road asked if submitting questions to the applicant's website is just like making a public comment. T. Flynn said he's happy to share any questions asked with the Town, but suggested if people want to be sure the Board sees their questions/comments they should also be copied to the Planning Director. She asked about truck routes. W. Belec stated trucks will travel through Sutton. They are trying to process as much material on site as possible to cut down on truck trips. They will typically also stage all equipment they need for a phase at the site and it will remain there until the phase is finished. Ms. David noted she had been told similar things in a past situation, that development wouldn't cause any water issues, but they had been wrong. Therefore, she asked about safeguards if issues develop. W. Belec stressed this development will be peer reviewed and once construction is complete the engineers will have to certify it was built as designed. T. Flynn stressed if an abutter has water issues now they will remain, but if their project causes an issue they will fix it. They are not "one and done" developers, their reputation is important. He suggested if he was an abutter with concerns he would document the way things are now, and then if issues arise, he'd have a baseline.

W. Talcott asked if Douglas has an upland area requirement. W. Belec stated they don't. W. Talcott noted this requirement serves to provide a minimum amount of land for a home, well and septic, with enough room to replace a septic system if it fails. W. Talcott asked if the applicant providing written response to comments is a regulation or a regular practice. J. Hager stated it's a regular practice.

M. Gagan noted he attended the first night of the Douglas public hearing and the biggest thing he noted is there's not a lot of benefits to Sutton versus the impact.

Lucille and Gary Prince of 1 Forest Street asked what the timeline was for Phase 1. W. Belec estimated permitting finished in 6-9 months, construction done in 1.5 years, and the overall project done in 4-5 years.

Chris Gagliardi of 72 Duval Road noted she has a home daycare and wanted to know how much additional traffic would be on the road and when construction would start. Traffic will be discussed in detail at the next meeting. Construction could start as soon as mid-late summer.

P. Maynard noted how different the traffic is in summer due to the area camp grounds and the boat ramp. W. Belec noted they did additional counts in the summer.

Motion: To continue the public hearing to April 11, 2022 at 7:20 PM, R. Largess Jr.

2<sup>nd</sup>: W. Baker

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

## **Action Items**

Form A Plans - None

## **Administrative Items**

Motion: To approve the minutes of 2/28/22, R. Largess Jr.

2<sup>nd</sup>: W. Talcott

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

Filing – The Board acknowledged the following filings:

- 435 Boston Road – Retreat lot – hearing 3/28

Board Business:



Letter regarding MBTA Community Compliance with Housing Choice Legislation – J. Hager explained, per previous discussion, she made a presentation to the Select Board regarding the draft guidelines and potential zoning changes that would need to be made to continue to be able to access significant pools of funding that have been and will be used particularly to build new infrastructure. Draft guidelines require a minimum of 50 acres of 15 units per acre multi-family housing. The Select Board has distinct concerns that she drafted into a letter along with her two main comments about one size fits all density and minimum unit potential as well as equity in limiting these requirements to less than half the state, Mike Gagan also signed the letter that was formally submitted to EOHED, CMRPC, and local legislators.

Correspondence:

Abutting Town Hearing Notices – The Chairman reviewed various hearing notices with projects of interest in abutting towns, The Board briefly discussed a 1million+ s.f. warehouse off Gilboa Street in Douglas and agreed correspondence should be sent with concerns about the traffic impact at Boston road and route 146 as well as Central Turnpike.

Applications for Associate Members – The Chairman noted two applications were received for associate members. Both individuals live in parts of Sutton not currently represented The Board will speak with each applicant at different upcoming meetings. The Board expressed concerns with possibly not being able to have 2 associate members and what could be done to remedy this.

Warehouse/Distribution Article – The Chairman noted W. Baker had provided this article which talks primarily about the need to consider the impact of this type of use on a regional basis. As discussed a few minutes ago, impacts are not limited to the host community, but can have regional impacts.

Motion: To adjourn, R. Largess Jr.

2<sup>nd</sup>: W. Baker

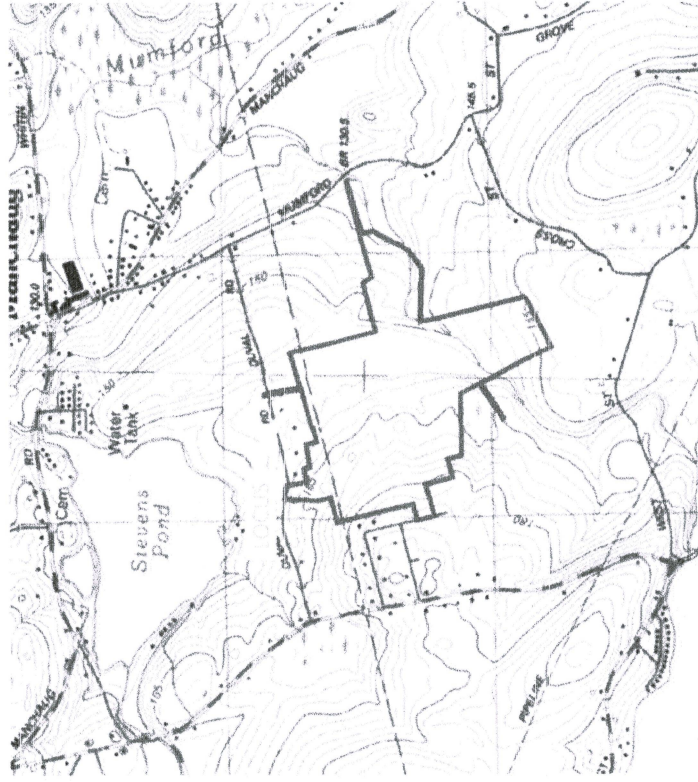
Vote: 5-0-0: W. Talcott - aye, W. Baker – aye, M. Gagan – aye, R. Largess Jr. - aye

Adjourned 8:50 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](https://www.zoom.us/join) and enter Meeting ID: 836 5374 1788 Password: 078157. 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.

# Sutton Douglas Development



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# Sutton Douglas Development

## Project Team

- Project Owner: Sutton Douglas Development LLC (SDD)
- Project Applicant & Developer: Flynn Build & Develop (FB&D)
- Civil Engineer: Land Design Collaborative (LDC)
- Land Surveyor: Feldman Geospatial (FG)
- Wetland Scientist: Northeast Ecological Services (NES)
- Traffic: Tetra Tech (TT)
- Hydrogeologist: Corporate Environmental Advisors (CEA)

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# Sutton Douglas Development

## Project Permitting History

- Confirmation of Wetland Resource Areas – Order of Resource Area Delineation – Douglas Conservation Commission – May 2021
- Preliminary Plan Approval – Sutton Planning Board – August 2021
- Preliminary Plan Approval – Douglas Planning Board – November 2021

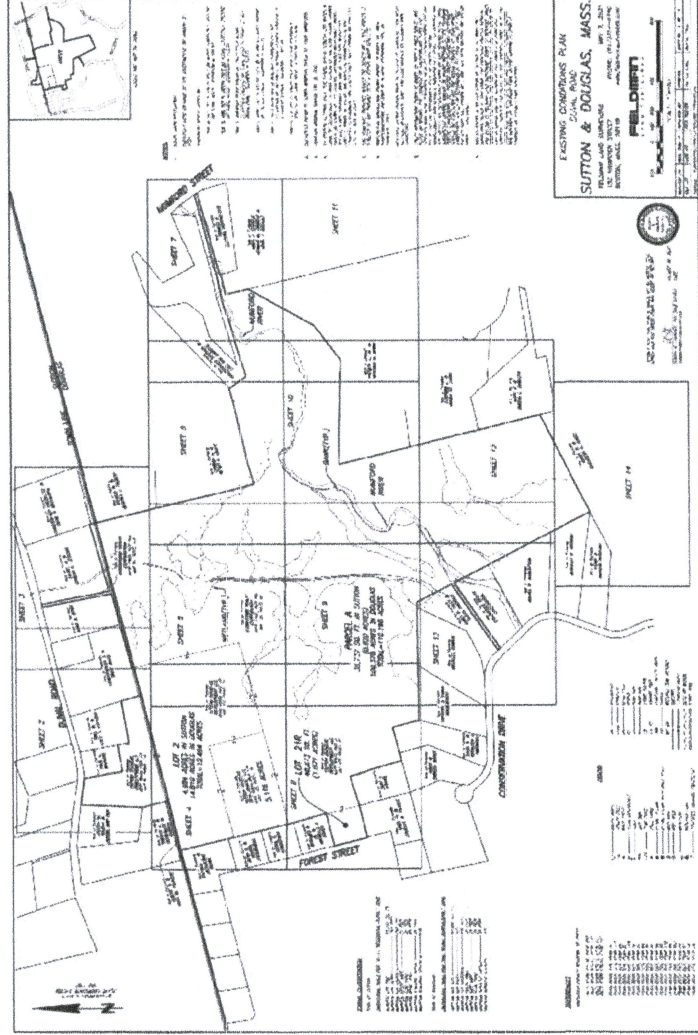
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# Sutton Douglas Development Property Limits



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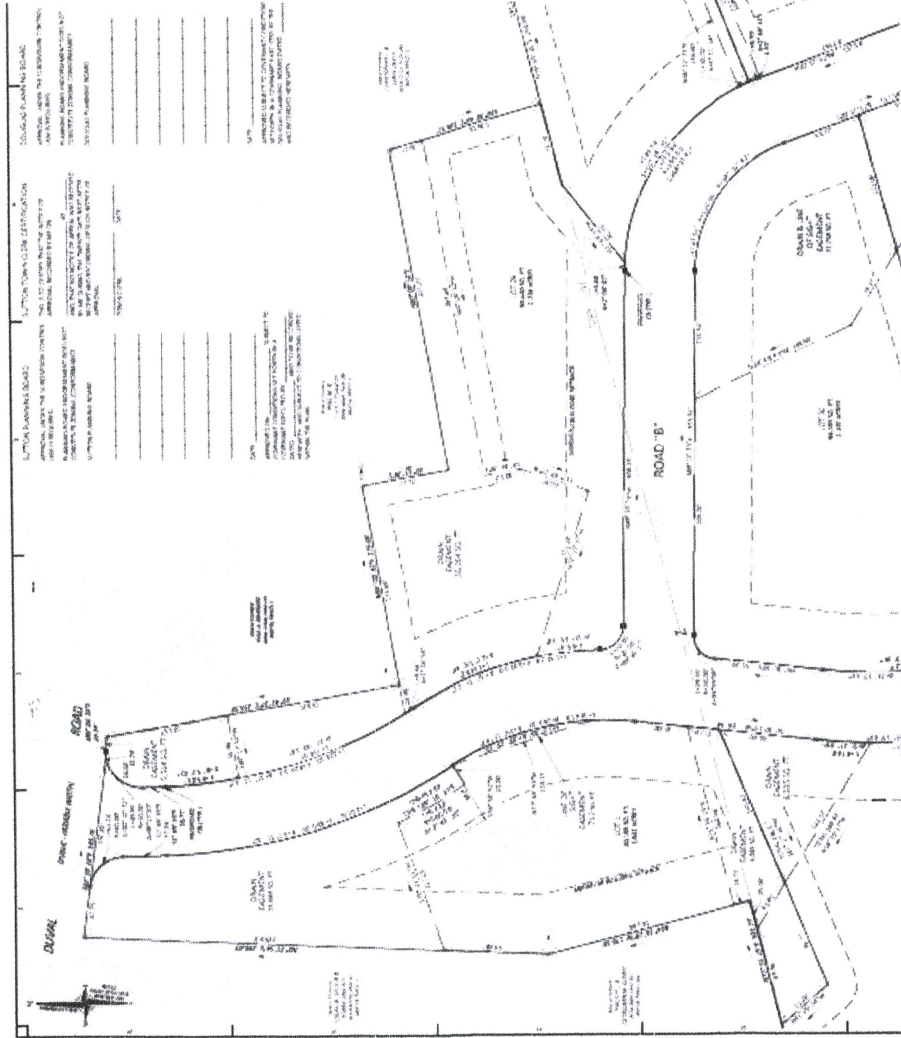








# Sutton Lots

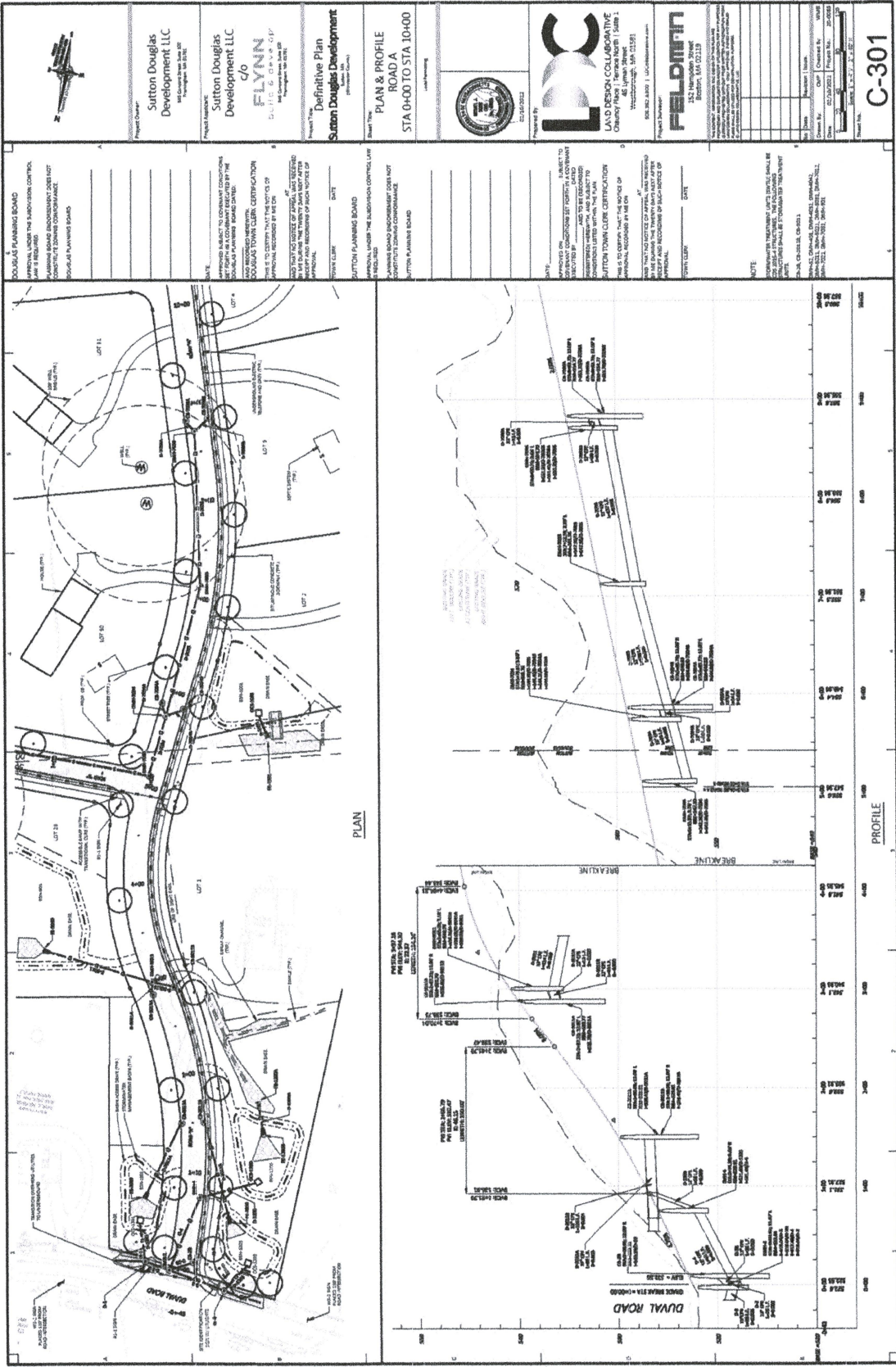


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