

## **SUTTON PLANNING BOARD**

**Meeting Minutes  
December 12, 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: W. Talcott, R. Largess Jr., S. Paul, W. Baker, E. McCallum (Associate)

Present remotely: None

Absent: None

Staff: J. Hager, Planning & Economic Development Director

The Chair noted E. McCallum was acting as a full member in the absence of M. Gagan.

### **Public Hearing – Unified Parkway – Definitive Subdivision Modification & Scenic Roadway/Public Shade Tree Alterations**

Matt Piekarski, Director of Development for the Kraft Croup was present with Vinod Kalikiri, P.E., Traffic Engineer from Vanasse Hangen Brustlin (VHB) to dress remaining items with respect to the Subdivision modification and scenic roadway/public shade tree applications before the Board.

He stated final letters were received from Graves Engineering and Muller Associates and all comments have been addressed. He noted that they had requested a continuance at the last meeting in response to a request from the Tree Warden to post notice on/in the area of the trees to be removed. Fourteen (14) trees are to be removed.

V. Kalikiri added they have pivoted the new retaining wall away from the edge of pavement to allow for more snow storage. The setback is now between 2 – 6' wide and only runs for about 100', following the property line instead of running parallel to the pavement.

In response to questions from the Chair, Matt Stencil, Sutton Highway Superintendent and Tree Warden, stated he had no objection to the removals as the trees to be removed are not significant value trees. He added the distance to the wall will not be an issue for snow removal.

The Board reviewed a graphic provided showing the increased pavement width along the north of Boston Road and potential impact on the sycamore if a bicycle lane is installed. The potential provision of bicycle accommodation was brought up in the final review from the Towns traffic consultant. The Board unanimously decided for the time being they do not support the installation of additional pavement for bicycle accommodation.

James LaPlante of 26 Heritage Road asked if the suggestion of bicycle lanes was to comply with Complete Street Standards (CSC). J. Hager confirmed the CSC standard that promotes accommodations for varying forms of transportation (multi-modal) during new road construction or modifications was likely the reason for the comment. Mr. LaPlante asked for the Tree Wardens opinion on the effect of construction to the sycamore tree. The Tree Warden stated changes around the tree are not ideal but potential impacts aren't significantly different from the conditions the tree currently experiences which it appears to be handling well. Mr. LaPlante asked if lack of public notification/participation with the Tax Increment Financing (TIF) modification and area contamination noted by DEP will be addressed. The Chair stated the Planning Board has nothing to do with the TIF.

V. Kalikiri added that right now there is no curbing along this section of Boston Road so the Tree currently receives impacts from salts, sands and runoff directly. They are installing curbing which will lessen these impacts to the tree. M. Piekarski added they are actually making more changes that will improve the longevity of tree including removing invasive knotweed, protecting impacts to the root zone, and removing asphalt close to the tree. R. Largess Jr. said he thinks there should be a condition related to the continued health of the tree at least for a few years, and he noted there should be a payment to the tree fund for the value of trees being removed.

Motion: To approve modifications to the definitive subdivision plans and Boston Road improvement plans dated 11/15/22, 11/21/22 & 11/23/22 as well as related alterations to the scenic roadway (Boston Road) and removal of public shade trees with the following conditions, S. Paul

- The applicant shall comply with all conditions of the previous Definitive subdivision approval recorded at the Worcester District Registry of Deeds in Book 67083 Page 30, that have not already been satisfied.
- If blasting is anticipated for completion of any portion of the Unified Parkway or Boston Road construction, including to obtain materials to complete construction, the applicant shall return to the Board in open meeting well in advance of said blasting to establish at a minimum related operational and notification procedures.
- The applicant shall contribute \$2,000 to the Town of Sutton tree planting & maintenance fund for the value of trees being removed. Additionally, two years from the date of the decision a certified arborist will evaluate the 250-year-old sycamore at the northwest corner of Boston Road and Unified Parkway and the Board will determine if any mitigation is necessary due to the impact of development on the tree's health.

2<sup>nd</sup>: R. Largess Jr.

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

Motion: To close the public hearing, R. Largess Jr.

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

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

#### Additional Action Items:

##### Gilmore Drive Extension – Surety Release

Motion: To release the insurance bond and related agreement recorded at the Worcester District Registry of Deeds in Book 60142 Page 91, W. Baker

2<sup>nd</sup>: R. Largess Jr.

Vote: 4-0-0, R. Largess Jr. – aye, S. Paul – aye, W. Talcott – aye, W. Baker – aye,  
E. McCallum – aye

##### 236 Central Turnpike – Recommendation on Chapter Land Release

Motion: To recommend the Town pass over its first right of refusal for this 10.5+/- plot of land for \$950,000 as the land does not appear to be a parcel that is a priority for acquisition,

R. Largess Jr.

2<sup>nd</sup>: E. McCallum

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



60-64 Town Farm Road – Combine two parcels and re-divide into 5 parcels

Motion: To approve the Form A plan dated 12/02/22 showing the merging and division of land to create 3 new buildable lots and two smaller existing house lots, R. Largess Jr.

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

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

Oakhurst Road Gate Station AsBuilt Approval

Motion: To approve the AsBuilt plan dated 6/23/22 for the Eversource natural gas gate station at 19 Oakhurst Road, W. Baker

2<sup>nd</sup>: R. Largess Jr.

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

58 Folette Street Grafton, Wireless Communication Tower – Discussion DRAFT letter – The Board discussed if they wish to send a comment letter relative to this proposed cell tower in Grafton that is to be located adjacent to the Forest Edge condominiums. J. Hager noted several residents of the area have spoken to her with concerns. She drafted a letter for the Board's consideration. W. Talcott noted a balloon test is scheduled for 12/17 from 9-3 with a rain date the following day. The Board said to send the letter as drafted.

32 Boston Road – Temporary Storage Unit Request – Karen Alexander of Alexanders Equipment Repair was present to ask the Board for permission to locate a 40' storage container at their location until April. She stated the landlord has a boat in the building that doesn't leave room for indoor storage of equipment to be repaired during the winter season. They want to be able to keep as much of the lot open and clear during inclement weather so they need to have a place to store customer equipment that is waiting to be repaired and also keep it safe. This will be temporary for this season only as the landlord will be finding another storage location for his boat. The Board viewed a photograph of the lot with a potential container location drawn in to the right side pushed back as far as possible. The unit can't be tucked behind the building as the contained company an unload and load it from that angle.

Motion: To allow the temporary use of a 40' storage container at 32 Boston Road until April 30, 2023, S. Paul

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

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

Administrative Items

Motion: To approve the minutes of 10/24/22 & 11/28/22, E. McCallum

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

Vote: 4-0-1, R. Largess Jr. – aye, S. Paul – abstained as he wasn't present at one of the meetings, W. Talcott – aye, W. Baker – aye, E. McCallum – aye

Filings – The Board acknowledged the filing of an accessory apartment application at 181 Burbank Road. The hearing will be 12/27/22.

Site Visit Reports – The Board received site visit reports for Blackstone logistics, Unified Parkway, Unified Building #3, and Stockwell Farms.

Abutting Town Notices: The Chair noted they had received notice of an approval for a 2,400 s.f. marijuana dispensary at 11 McCracken Road in Millbury.

Correspondence – None.

Board Business – J. Hager noted Sutton was chosen to take part in the first round of updated buildout evaluations being conducted by Central Massachusetts Regional Planning Commission (CMRPC). Four different scenarios will be evaluated. The base information going into the buildout calculations is more detailed with more local review and input, so the Planning Director is hopeful the results will be more accurate than those done back in the late 1990s.

Motion: To adjourn, W. Baker

2<sup>nd</sup>: R. Largess Jr.

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

Adjourned 8:28 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: **898 7424 3193** Passcode: **491498**. 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.