

SUTTON PLANNING BOARD

Meeting Minutes
December 27, 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, M. Gagan, W. Baker, E. McCallum (Associate)

Present remotely: None

Absent: None

Staff: J. Hager, Planning & Economic Development Director

Public Hearing – 181 Burbank Road – Special Permit for Accessory Apartment

Applicant/owner Jeff Lizzotte was present to explain his request to the Board. He wishes to add an approximate 740 s.f. addition onto his existing home for himself, and his children will occupy the main home. J. Hager shared the aerial of the site and plans to the screen for those in attendance.

The Chair read department comments. The Board discussed the need to approach the Building Department about verifying the required side lot line setback and adequate/Code compliant means of access exists to the accessory apartment. The Board of Health must confirm the septic system is adequate for an additional bedroom. It is also the applicant's responsibility to determine if any work is within 100' of a wetland and if so they must file a Notice of Intent with the Conservation Commission.

M. Gagan read a comment from abutter A. Priestman of 185 Burbank Road. She expressed concerns about noise during construction and the timeline for the construction as her daughter is getting married and she was hoping there wouldn't be disruptions while family is staying with her. Mr. Lizotte stated he would start now if he could and anticipates the project will take about 6 months. He noted they will likely not be working on weekends. The Board stressed that they hoped Mr. Lizotte would have a conversation with his neighbor, or at least be mindful and limiting noise to reasonable levels and hours.

The Board discussed access to the accessory apartment at some length and impressed upon Mr. Lizotte that he needs to be sure that if emergency personnel are ever called to the home that adequate signage is posted to make it clear to them how to access the apartment as seconds count.

Motion: To grant the Special Permit for an accessory apartment at 181 Burbank Road with the following conditions: W. Baker

1. Approval of all other required departments, boards and/or commissions, especially from the Building Department and Board of Health.
2. Separate street numbers must be utilized as assigned by the Board of Assessors. Said numbers shall be clearly posted on the home and accessory apartment and at the street if not visible from the street to ensure emergency vehicles and response personnel know where/how to gain access to each dwelling.

2nd: R. Largess Jr.

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

Motion: To close the public hearing, M. Gagan

2nd: W. Baker

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

Additional Action Items:

ANR Plan - 236 Central Turnpike

Motion: To endorse the Plan showing division of land into 7 buildable lots at the intersection of Burnap Road and Central Turnpike, R. Largess Jr.

2nd: W. Baker

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

435 Boston Road – Retreat Lot Utilities – Lindsey Page was present to ask the Board to waive the underground utility requirement for a section of the power lines coming into this retreat lot. She provided a plan and correspondence from National Grid regarding the need to install three overhead poles, for a distance of about 220', to bridge the length of a stream and associated buffer area. The remainder of the line will be underground.

Motion: To waive the requirement for underground utilities at 435 Boston Road for a distance of 220'+/- as shown on the plan provided to lessen wetland impacts, R. Largess Jr.

2nd: W. Baker

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

Administrative Items

Motion: To approve the minutes of 12/12/22, R. Largess Jr.

2nd: S. Paul

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

Filings – The Board acknowledged the filing of Site Plan and Special Permit Applications for an urgent care center at 15 Pleasant Valley Road. The hearing will be 1/23/23.

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

Abutting Town Notices: None.

Correspondence – J. Hager noted they had received a Volunteer Action Form from Jen Heck of Burbank Road who expressed an interest in serving in various capacities in Town including on the Planning Board. As there is no current opening, Ms. Heck was informed her form would be kept on file and perhaps in the meantime she can watch or attend a few meetings to make sure if an opening happens, that the work of the Board is something she'd like to pursue. She was present via Zoom.

Board Business – J. Hager asked the Board if they would grant permission to use up to 13 hours of Local Planning Assistance (LPA) hours from Central Mass Regional Planning Commission (CMRPC) to have their staff finish items within the Open Space Rec Plan that the state wants adjusted and she simply does not have time to accomplish these items. Additionally, she suggested another 2 hours might be well spent having CMRPC provide a framework of an action plan to meet MBTA community requirements of the Housing Choice Act that need to be completed by late January. The Board unanimously supported these expenditures of LPA hours. R. Largess Jr. noted a good expenditure might also be continued monitoring/traffic counts in areas of town, like Wilkinsonville, that are likely to see traffic increases.

Motion: To adjourn, R. Largess Jr.

2nd: M. Gagan

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

Adjourned 7:58 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: **831 3618 2055** Passcode: **461902**. 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.