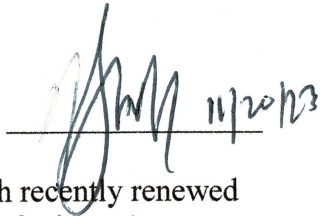


SUTTON PLANNING BOARD

Meeting Minutes November 6, 2023

Approved



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

Present in person: W. Talcott, R. Largess Jr., W. Baker, M. Gagan

Present remotely: E. McCallum (Associate)

Absent: S. Paul

Staff: J. Hager, Community Development Director

Public Hearing (cont. from 10/23) –27 Worcester Providence Turnpike – Drake Petroleum – Site Plan Review & Route 146 Special Permit – High Speed Diesel Expansion

Drew Garvin from Bohler Engineering was present with Kevin Doyle of Global Petroleum on behalf of the applicant. D. Garvin provided an update on actions since the last meeting. He stated they met with MassDOT and provided them with additional trip generation information. MassDOT is requiring a permit modification for the existing permit in addition to an exhibit confirming a WB67 can safely exit onto Route 146 and whether there is parking proposed on site which there is (2 spaces).

There was discussion about buffering to the residents to the south has been improved, the fence extended, and they have created a 100' easement buffer to abutting residential lot lines. However, after an on-site visit by the Community Development Director and review of the previous landscaping plan, she had additional concerns. M. Gagan noted removal of the berm does remove a significant amount of buffering to residents and the use is closer. D. Garvin noted even with the expansion they are still over 300' from actual residential structures and no residents have come to the hearing.

W. Talcott restated his previous comment that no one has shown up because they trust the Board to do the same excellent job the Board did previously. Twenty trees will be removed and only 11 will be added, the berm will be removed, and the project will be 110' closer to residents. The Board will be doing a disservice to abutting residents, and at least the same amount of plantings should be required as 2006, if not more to duplicate the barrier that currently exists. D. Garvin stated they could potentially install a 2-3' berm. Graves Engineering's only remaining comment related to the buffer.

R. Largess Jr. had remaining concerns about the acceleration and deceleration lanes and wants verification from MassDOT that these will remain safe. He noted MassDOT seemed satisfied with the length if Bohler can verify the WB67 vehicle can safely swing into this lane.

D. Garvin asked the Board to move forward conditioned on MassDOT approval and that they would duplicate the original number of plantings and the berm to some degree. The majority of the Board was fine with a MassDOT condition but wanted revised buffer/landscape plans.

No public comments.

Motion: To continue the hearing to 11/20/23 at 7 PM, W. Talcott
2nd: W. Baker

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

Action Items

- Form A Plans - None

- Site Plan Waiver – 352 Manchaug Road – Route 146 Fitness: Tim Harringer and Brian Asacker were present to request the Board waive Site Plan Review and allow them to move to a new location at 352 Manchaug Road. The use was approved by the Zoning Board of Appeals in an open hearing process. The current building was purchased and the owner has asked them to vacate. The current use will be open only 5AM to 10 PM. Otherwise they will just move the equipment. R. Largess Jr. asked and the applicant confirmed that this will have key card entry only. There's only about a half dozen people at any one time with around 40 people total daily. The applicant confirmed there is no restaurant, as previously approved, there are three apartments in the building and the rest will be this business. W. Talcott noted this use is much less intense a use than the previously approved restaurant use.

Motion: To waiver Site Plan Review and allow the relocation of Route 146 Fitness to 352 Manchaug Road conditioned on 1) and 2). M. Gagan

W. Talcott read departmental comments from Taxes and Conservation. The applicant showed the Board taxes have been paid as of 9/21/23.

2nd: W. Talcott

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

- Endorse Covenant and Plan for the Retreat Lot at 16 Carr Street

Motion: To endorse the Covenant dated, W. Talcott

2nd: W. Baker

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

Administrative Items

Motion: To approve the minutes of 10/23/23, W. Baker

2nd: W. Talcott

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

Filings: None.

Site Visit Reports: The Board acknowledged Site Visit Reports for Unified Parkway and Unified Lots/Building 2 & 3.

Abutting Town Notices of Interest: None.

Board Business: None.

Correspondence:

Temporary Conditions Unified Parkway - The Board discussed issues with utility poles needing movement to allow the final Boston Road layout to be finished. Vinod Kalikiri of Vanasse Hangen Brustlin (VHB) and Frank Tavaréz of UGPG were present to review the temporary winter/until poles are moved conditions. J. Walsh of Graves has reviewed and approved the temporary conditions with the addition of another “No left turn” sign along Unified Parkway prior to getting right up to the intersection. They estimate 6-8 weeks after the poles are moved the final construction per the approved plans will be completed.

M. Gagan expressed some concerns with traffic having to stop while trucks turn, but added it's only for a brief period of time. V. Kalikiri noted the traffic study shown the traffic for Building #3 will be minimal and will not technically need the additional left turn lane, although this will be installed once the poles are moved. R. Largess Jr. expressed some snow removal concerns especially with all the barrels. There is 5' between the travel lane and the barrels, but the overall situation will be monitored by the project team and if adjustments are needed they will be made. The Highway Superintendent did review the plan. The project team just wants to make sure occupancy of Building #3, which they anticipate will be in December, will not be held up awaiting the final road construction.

Motion: To adjourn, W. Baker

2nd: W. Talcott

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

Adjourned 8:10 PM

Covid Meeting Statement:

Pursuant to Governor Healy's March 29, 2023 Order extending the temporary provisions pertaining to the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format and is being recorded. The recording will be available on the Town's website and YouTube channel.