

Sutton Planning Board
Minutes
October 23, 2017

Approved _____

Present: W. Whittier, J. Anderson, R. Largess, M. Sanderson
Staff: Jen Hager, Planning Director

General Business

Minutes:

Motion: To approve the minutes of 9/23/17, J. Anderson
2nd: R. Largess
Vote: 4-0-0

Filings:

Forest Edge (Blackstone Street) – Amend Special Permit – J. Hager explained there are two applications. One application seeks to convert a fourplex structures into 22 duplexes. The second application seeks to remove approximately 1.2 acres from the open space area in Grafton for installation of a cell tower.

PV Crossing Phase III (Boston Rd/Galaxy Way) – This application is for two new buildings on what was the Fuller-Hamlet soccer fields of Pleasant Valley Road. The application includes two buildings, an 18,500 s.f. multi-tenant building and a 200 seat sit down restaurant.

Form A Plans: None

(J. Anderson steps off the Board as an abutter)

61A release – 169 Eight Lots Road: The Board reviewed the request to remove approximately 5.6 acres from C. 61A protection for a sale price of \$165,000. The Town has the option to match this offer and purchase the land. This is one of five buildable lots created by the residue of the Cronin holdings off Eight Lots Road. The majority of the land is now owned by Fisheries & Wildlife, one retreat lot was sold by Worcester Land Trust to make this original open space purchase work, and the remaining acreage with frontage along Eight Lots Road was retained by Mr. Cronin and is now being divided and sold.

Motion: To recommend the Town pass over its first right of refusal for this land as it is not a priority parcel per the Open Space & Recreation Plan or the Master Plan, M. Sanderson
2nd: R. Largess
Vote: 3-0-0

(J, Anderson returns to the Board)

Villas – Bond Extensions: J. Hager explained that Phase II of the Villas is covered by both a cash bond and lenders agreement. The cash bond agreement has expired and she recommends an extension to the same expiration date as the Phase II lenders agreement of April 1, 2018. Phase III is secured by a lenders agreement that expired on October 1st, she recommends a one year extension. A reduction in amounts held is not being requested at this time.

Motion: To extend the Phase I cash bond agreement to 4/1/18 and the Phase III lenders agreement to 10/1/18, R. Largess
2nd: M. Sanderson

R. Nunnemacher of 24 Singletary Avenue, also a member of the Board of Assessors, asked if the Assessors will receive AsBuilt plans of where the units are ultimately constructed. J. Hager responded yes, AsBuilts are required and bonded in all agreements.

Vote: 4-0-0

Correspondence/Other: Discussion on recreational marijuana was tabled to the end of the meeting.

Public Hearing – Blackstone Valley Rentals – 121 Worcester Providence Turnpike

R. Largess read the hearing notice as it appeared in The Chronicle.

Mr. Bruce Spinney was present to review his application for a special permit for retail use of 121 Worcester Providence Turnpike (formerly Worm's Way) as a party event rental store. Mr. Spinney is currently located in Grafton where he owns this business as well as Elegant Linens. This potential site would consolidate this and one other rental sites into one. He noted he has previously rented tools and other such equipment which he has phased out. This location would just be party rentals and related sale of serving ware and supplies for equipment like cotton candy mix and slushy machine supplies.

He noted he needs to move four red Konex boxes (8' x 8' x 40') he owns from Grafton to Sutton to store bulkier items like chairs to allow him to easily operate during their rental season that typically runs from April through October. Once the season winds down next year he hopes to be able to put on a warehouse addition and get rid of the containers. They will likely not close on this property until December so he is requesting to keep the boxes until the end of next year as they will have no time to focus on an addition during the rental season.

The Board reviewed departmental comments. Mr. Spinney noted they typically do not have any combustible items on site but will file MSDS hazardous materials sheets with the Fire Department as required. He noted they are also moving over their security systems that include cameras to monitor the outside of the site as well as inside.

All cleaning of tents and items that require larger quantities of water will be done at Elegant Linens in Grafton as this location is on public water and sewer.

The Chairman noted the visibility of the proposed storage containers and asked if Mr. Spinney would consider painting them a more neutral color. Mr. Spinney said absolutely they are happy to clean them up and paint them something neutral like gray. R. Largess gave Mr. Spinney contact info for Che Anderson who is in charge of the mural program for the City of Worcester and suggested maybe Mr. Spinney could get one of the units muraled as he only needs to pay for the paint. Mr. Spinney said he would look into this!

J. Hager asked if Mr. Spinney could move the units back to the three parking spaced located more to the East. Mr. Spinney said they had considered this but this is where the septic system components are and they didn't want to risk damaging them.

The Board made findings relative to the criteria for grant of a Special Permit:

1. The site is appropriate for the specific use as it is zoned for retail businesses.

2. Adequate private water and sewer capacity exist to serve this use as the systems were designed for a restaurant use and all major equipment washing will be done off site.
3. The effect of the use upon the neighborhood will be minimal as the site is already zoned commercial and is surrounded by other commercial uses.
4. No nuisance or hazard will be created to vehicles and/or pedestrians as parking, circulation and access to the site is adequately designed. It is also anticipated there will be no more traffic than the former use.
5. Adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition as the Board has granted temporary storage trailer use for one year at which time if necessary the applicant will pursue building an addition.

Motion: To grant the Special Permit for retail use at 121 Worcester Providence Turnpike for a party event rental store conditioned on the approval of all other applicable permitting authorities, R. Largess
 2nd: M. Sanderson
 Vote: 4-0-0

Motion: To grant Site Plan Approval for this site as shown on the submitted site plans minus one trailer with the following conditions: J. Anderson
 1. Approval of all other applicable permitting authorities.
 2. Paint four trailers a more neutral color ASAP and ensure they are well maintained
 3. Remove trailers no later than 12/31/2018
 4. Comply with Fire Department review memo dated 10/4/2017
 5. Proposed signage must be submitted to the Planning Office and approved prior to fabrication
 2nd: M. Sanderson
 Vote: 4-0-0

Motion: To close the hearing, R. Largess
 2nd: M. Sanderson
 Vote: 4-0-0

Correspondence/Other – Planning Director J. Hager noted that as Town Meeting had failed to pass a total ban on all marijuana uses, that she would recommend the Board host two evening information and listening sessions in February and early March of next year. The sessions would be mailed with the census to every household in Sutton. The sessions would begin with basic information on marijuana uses (i.e. personal, medical and recreational and would also have time for questions and commentary. With this information the Board can formulate the appropriate proposed bylaw changes for the Spring Town Meeting. The Planning Director noted if another complete prohibition is not recommended, the Town will need recreational marijuana regulations that she anticipates will consist of amending the current medical marijuana regulations to include recreational marijuana. R. Nunnemacher cautioned that the Board should be wary of claims of big money as these often do not materialize. J. Hager noted she is already researching actual revenues related to medical marijuana cultivation and sales within Massachusetts. It was noted for medical marijuana, each town with a current facility negotiated a host community agreement and many of these were potentially lucrative. The current law on recreational marijuana caps local tax receipts to 3% of gross sales and impact fees in the host community agreements to payments proportional to the impact of the use within the community.

The Board has requested actual statistics on revenue and also suggested that the Police Chief or a law enforcement representative be present at these meetings.

Motion: To adjourn, J, Anderson
2nd: R. Largess
Vote: 4-0-0

Adjourned 7:57 PM