

Sutton Planning Board  
Minutes  
July 10, 2017

Approved \_\_\_\_\_

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

W. Baker was acting as a full member in place of W. Whittier.

General Business

Minutes:

Motion: To approve the minutes of 6/19/17 as amended, J. Anderson  
2<sup>nd</sup>: W. Baker  
Vote: 5-0-0

Filings: None

Form A Plans:

Alteration 489 Central Turnpike – J. Hager explained this Form A takes the portion of the Central Turnpike layout that Town Meeting removed from the legal layout and makes it an undivided part of 489 Central Turnpike which facilitates the Police station project. There is also a tiny portion of remaining Right of way that will be transferred to the abutting property owner.

Motion: To approve the Form A plan dated 4/13/17 showing conveyance of previous right of way area to the two adjacent lots, W. Baker  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

508 Mendon Road – Creating two new buildable lots from one large lot with a house.

Motion: To approve the Form A plan dated 6/14/17 showing the creation of two new buildable lots adjacent to the remaining land with existing home, R. Largess  
2<sup>nd</sup>: M. Sanderson  
Vote: 5-0-0

Correspondence/Other:

J. Sheehan conveyed some questions to the Board about the continued validity of the Bridle Path subdivision off Barnett and Jones Road without a valid Conservation Order of Conditions or MEPA certificate.

**Public Hearing – Site Plan - 263 Purgatory Road – Borrego – 2MW ground mounted solar generating facility**

The applicant has requested a continuance.

Motion: To continue the hearing until 7/24/17 at 7:05 PM, R. Largess  
2<sup>nd</sup>: W. Baker

There was no public comment.

Vote: 5-0-0

### **Public Hearing – 489 Central Turnpike – Sutton Police Station**

R. Largess read the hearing notice as it appeared in the Telegram & Gazette.

Police Chief Denis Towle presented the site plan.

Details:

Size 14,000 +/-

Employees on typical shift 1<sup>st</sup> – 6, 2<sup>nd</sup> – 4, 3<sup>rd</sup> - 4

Vehicles on site 10 cruisers and 3 unmarked vehicles

Large truck trips? No, only FedEx, UPS

Concerns/comments:

S. Paul asked what the size of the current station is. Chief Towle stated it is about 2,500 s.f.

Joe Burke of 16 Rebekah Lane asked if there will be a communication tower at this site. Chief Towle stated the tower is currently planned adjacent to the Pigeon Hill Cemetery with just a parabolic antenna at this site.

Francisco Paulino of 129 Putnam Hill Road was concerned about the increased noise from ambulances and cruisers. Chief Towle stated ambulances will continue to be located at the Sutton Center Fire Station not at this site. He stated there are generally 3 cruisers on patrol each shift and they are usually getting calls and being dispatched from the road. There will be occasions where cruisers will leave with lights and sirens from this station but he didn't anticipate it would be much more disturbance than emergency vehicles in the area now.

Janet Barlow of 12 Rebekah Lane asked about lighting on the site. J. Hager explained Town standards require full cut off lights that shine directly down. She showed the photometric plan that shows the location, type and strength of all lighting on the site and demonstrates that no light will go beyond the lot lines. She added because of site grading sometimes vehicles traveling on nearby roadways feel like they are looking up into lighting, so the Board always reserves the right to adjust light after installation to deal with unique issues like this.

M. Linder of 512 Central Turnpike asked why the Department needed such a huge increase in floor area? Chief Towle noted the experts in this field have done a feasibility study that is supposed to cover departmental needs for the next 30 years. They have determined this is the appropriate sized station for Sutton and its projected needs into the future. He noted the building includes meeting space with outside access for use by the community. Mr. Linder stated he thought it would be good to building something smaller and less expensive like 7,500 s.f. and then add more in the future if necessary. Chief Towle noted they toured many stations and found that the experts are very accurate in anticipating needs of growing towns and departments. It was noted if you wait to add more space you will spend more money in the long run. The Chief added that the size is not that unusual, Grafton's new station is 13,000 s.f.

Michael Dufresne of 11 Rebekah Lane asked with all this additional space if they anticipate moving the ambulance or other services to the site in the future. Chief Towle replied they do not anticipate moving any other use to this site.

R. Largess noted that often projections for needs are off. He asked if this structure/site has been designed to add even more space if necessary? Chief Towle stated that the sally port area of the building is being constructed to allow additional second story space if necessary long term.

The Board reviewed Departmental comments.

It was noted that the building committee has been meeting twice a month since January in public session.

M. Linder asked about fire suppression. Chief Towle stated there will be a cistern system on site. He asked about loading spaces. J. Hager stated the Department does not need a dedicated loading space but there is plenty of space that can serve as loading space if there is ever a need, but they have requested a waiver from providing a dedicated space. He asked if they will re-use the existing well? Chief Towle stated they will not.

Chief Towle added there will also be no fueling on site, and approximately \$700-800,000 of the cost is from the radio system.

R. Nunnemacher of 24 Singletary Avenue asked about the septic system. It was noted there are concerns with the age of soil tests. He stated those should be re-done.

Motion: To continue to 7/24/17 at 7:15 PM, J. Anderson  
2<sup>nd</sup>: W. Baker  
Vote: 5-0-0

Motion: To adjourn, W. Baker  
2<sup>nd</sup>: M. Sanderson  
Vote: 5-0-0

Adjourned 8:15 PM