

Sutton Planning Board
Minutes
May 23, 2016

Approved _____

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

W. Baker acting in place of W. Whittier.

General Business:

Minutes:

M: To approve the minutes of 4/25/16, R. Largess

2nd: J. Anderson

Vote: 5-0-0

Filings: The Board acknowledged the filling of two scenic roadway applications for 65 Century Farm Road and 159 Eight Lots Road.

W. Whittier arrives and W. Baker returns to Associate Member status.

Form A Plans:

118 Worcester Providence Turnpike – This Form A plan shows the consolidation of three parcels into one parcel under a single ownership. The plan meets all bylaw requirements. James Marran of 80 Burbank Road had concerns with the building setbacks being shown on the lot as he didn't think they were correct. J. Hager said the setback are correct and she believed Mr. Marran was referring to a different provision of the regulations. However, she noted setbacks are not required on a Form A plan and in lieu of debating the subject, she has no issue requesting they be removed. Mr. Marran also expressed concerns with the Zoning Board of Appeals not having the ability to weigh in on the regularity factor. The Planning Director explained unless an applicant is asking for a variance to allow a non-compliant regularity factor, the ZBA has no authority to determine whether it is compliant. Regularity is a defined formula and calculation method that compares the perimeter of a lot with its area to obtain a "regular" shaped lot. The smaller a lot is the more regular/rectangular it must be. Larger lots can be fairly irregular and meet the regularity factor as the intent is not to penalize lots with more than the required area. This lot's regularity factor is fully compliant.

Motion: To approve the form a lot for 118 Worcester Providence Turnpike Group LLC dated 5/11/16 w/o the setbacks shown on the consolidated lot, R. Largess

2nd: W. Whittier

Vote: 5-0-0

15 Dewitt Road – This Form A plan shows the transfer of a small portion of land from one lot to the abutting lot to allow for installation of a septic system on the second lot. The frontage of the lots is not being altered and the area and other Form A requirements of both lots remain compliant.

Motion: To approve the Form A plan for Maki dated 4/25/16 showing the conveyance of land from one parcel to another, R. Largess

2nd: S. Paul

Vote: 5-0-0

Correspondence/Other:

CMRPC – J. Hager reminded the Board about the Annual CMRPC Meeting on June 9th at Leicester Country Club.

Blackstone Street Bridge Update – J. Hager provided the Board with an update on replacement of the Blackstone Street Bridge. The 4.3 million dollar project design is slated to be done by year's end with construction advertising by Fall of 2017.

Algonquin Gas Transmission Line – The Board was informed and given an opportunity to comment on a proposed gas line extension within an existing utility easement in the northeast corner of Sutton North East of Chase Road.

Dan Cowher was present to ask the Board if his new business is permissible in the Industrial District, specifically at 11 John Road that he intends to lease. He primarily services and maintains Heil refuse truck bodies as well as sells them. He does not sell refuse trucks, or any type of vehicles with wheels, just the body attachment. He will not paint or clean trucks at the site. The Board felt the use is allowed under sections F.2. & F.4. of the Use Table. As a change of use this will require Site Plan Review and a Groundwater Protection District Special Permit.

Public Hearing – Tefta Drive – Subdivision and Retreat Lot (rescheduled from 5/2)

Mr. Callahan was present to continue discussion on Tefta Drive. It was noted he has provided point by point commentary on comments received. He only received feedback from Graves Engineering this afternoon and is able to make remaining changes as requested, but did not have time to actually do that yet.

The Planning Director suggested the Board address whatever waiver requests they feel they have enough information to address and then perhaps continue the hearing for final action.

The Board began discussion of the waiver requests. The hearing was tabled to allow the next hearing to proceed closer to its scheduled time with the intention of returning to discussion after that hearing.

Public Hearing – 229 Manchaug Road – Scenic Roadway

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

Chris Windle was present to explain to the Board what he intends to do for stone wall work at 229 Manchaug Road. He stated he will completely dismantle about 30' of wall from the large pine tree south to the driveway, install a footing, and rebuild the wall adding a 4' x 4' x 6' pillar at the end of the wall that will be about 5-6' off the driveway. Existing rocks will be used and some will be split. No mortar will be used except for the pillar where none will show. From the large pine tree north he has already just picked backed up most stones that fell from the wall and restacked them. He showed the Board pictures of the existing wall and stone walls in the area as well as the type of stone wall he would like to reconstruct. He stated his intention is to blend/transition from the loose stacked wall north of the pine to the driveway and the existing wall to the south of the driveway which is more square and split. The pillar may also have a low voltage light and the house number.

The majority of the Board felt the wall type presented contained too many split stones and was too formal. J. Anderson said there was a well formed wall near him on Eight Lots which he felt would be a good model having less split stones but still a defined shape. Other members familiar with this wall agreed.

Motion: To grant the Special Permit for rebuilding of a 30' section of stone wall and installation of a pillar at 229 Manchaug Road with the following conditions: R. Largess
1. Use same stones from the existing wall with minimal splitting.
2. Construct wall in accordance with the picture to be provided from Eight Lots Rd
2nd: W. Whittier
Vote: 5-0-0

Motion: To close the public hearing, J. Anderson
2nd: W. Whittier
Vote: 5-0-0

Public Hearing (Cont.) – Tefta Drive – Subdivision and Retreat Lot

The Board continued to discuss waiver requests.

The Board found no sidewalks exist along Chase Road and this subdivision will only have two homes making sidewalks impractical.

Motion: To waive the requirements for sidewalks, S. Paul
2nd: R. Largess
Vote: 5-0-0

The Board found 24' was more than enough pavement width, noting this size subdivision usually only has 20' of pavement. Mr. Callahan noted the Fire Chief wanted more.

Motion: To waive the requirements for 26' of pavement and allow 24', W. Whittier
2nd: R. Largess
Vote: 5-0-0

The Board found there was no need to have a rounded property line on the south as it is still possible to have rounded pavement radius within the roadway Right of Way for proper turning and visibility.

Motion: To waive the requirement for rounded property lines at the intersecting street, R. Largess
2nd: J. Anderson
Vote: 5-0-0

Mr. Callahan was to checking into the viability of underground utilities as well as installation of street trees around the west side of the cul-de-ac.

Michael Wood of 1 Chase Road wanted to ensure that water quality in the area is maintained as he has livestock on his abutting farm. He also wanted the Board to be sure provisions for drainage are adequate.

Motion: To continue the public hearing to June 6, 2016 at 7:45 P.M., R. Largess
2nd: W. Whittier
Vote: 5-0-0

Motion: To adjourn, W. Whittier
2nd: R. Largess
Vote: 5-0-0

Adjourned 8:35 P.M.