

Sutton Planning Board
Minutes
January 25, 2016

Approved Miriam Sanderson

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

General Business:

Minutes:

M: To approve the minutes of 1/4/16, W. Whittier

2nd: J. Anderson

Vote: 5-0-0

Filings:

Scenic Roadway – McGovern – 234 Manchaug Road: Application to widen driveway width by 10' which will involve the removal of a portion of the stone wall along Manchaug Road and along the driveway in the Town's right of way. R. Largess stressed the Board needs to be very clear in their expectations about what reconstructed walls will look like. It was noted the wall on Burbank Road that Mr. Windle addressed with the Board at a previous meeting was not constructed as stated by Mr. Windle. The Board will address this at their next meeting.

Form A Plans: None.

Forest Edge Update: J. Hager told the Board she had conducted a site visit with Jeff Walsh from Graves Engineering, Bruce Girard of Salisbury Management, and Bruce Akerley of 106 Ariel Circle to take a look at the areas of concern. The following is a summary of action items:

Small voids in top course near entrance – possible larger aggregate present from previous load, not a concern for pavement longevity as they aren't clustered – developer will seal this area

1" gaps along various sections of old curbing between them and new top course – developer will seal these areas

Driveway overlays – no regulations that prevent this type of application, no expectation that the top course will peel back, likely just chip and wear down more level in places, will continue to observe – no current action requested of developer

Washouts undermining section of sidewalk – serious concern here – requested the developer immediately shore up area with ¾" stone until spring when it can be re-loamed and seeded – drainage may need to be looked at here. J. Hager noted Jon Bruce was immediately notified of the washout and it was packed with stone before the end of the day.

Catch basin cleaning – Another serious issue with some phase 1 catch basins filled with several feet of silt to above the outlet hoods in at least one case which had clogged the outlet pipe to the storm water basin and filled a significant amount of the basin with silt preventing it from functioning properly. As phase 1 basins have been turned over to the Association a contractor was contacted immediately to resolve the issue to prevent flooding and icing on the roadway. Jon Bruce was contacted about phase 2 basins which he inspected and reported were in good condition and presently not in need of cleaning.

AsBuilt Site Plan – Lorden Propane – Tabled to future meeting.

Correspondence/Other:

Sign Bylaw and Village Center Bylaw – The Board briefly discussed composition of sub-committees to study these bylaw changes that they hope to bring to Fall Town Meeting. Each committee will consist of 2 Board members, 1 Historic Commission member, 1 Selectmen, and 3-4 members of the public.

It was noted it is important to have differing viewpoints on the committees and industry experts on the committee for the sign bylaw changes. S. Paul suggested that Central Mass Regional Planning should be utilized in the process. J. Hager will post a notice seeking participants on the town's website and cable access channel.

Public Hearing – Retreat Lot – 6 Burnap Road

The Board reviewed correspondence from Byron Andrews explaining and verifying the location of the gas line easement as shown on his plan for this proposed retreat lot. The information has been emailed to the two abutters with concerns about the location of the easement.

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

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

Adjourned 7:25 P.M.