

Sutton Planning Board
Minutes
November 7, 2016

Approved _____

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

General Business:

Minutes:

M: To approve the minutes of 9/26/16, J. Anderson

2nd: M. Sanderson

Vote: 5-0-1, W. Whittier abstains as he was not present at this meeting

Filings: Common Driveway – 234 Manchaug Road: The Board acknowledged the legal filing of this application.

Villas - Phase II bond reduction: J. Hager reviewed the latest bond estimate of \$140,000 with the Board. She noted she was waiting for input from the Building Commissioner on whether or not the six drywells in the bond were necessary. The developer, Mr. Burns, does not feel they are needed. She recommended the Board vote the reduction with the option to reduce it by the additional amount of the drywells the Commissioner agrees are not necessary. Trustee Richard Boy of 47 Clubhouse Way stated existing pipes that carry roof drainage instead of drywells are unsightly and even have rodents in them. He stated if any of the proposed drywells are proposed to be replaced with pipes the Association needs to have a say. The Board stated as the plans show the drywells, and it is currently a point of disagreement, they will reduce the bond in accordance with the plans and Mr. Burns can return to the Board once the issue is settled for a further reduction if appropriate.

Motion: To reduce the Lender's Agreement for Phase II of the Villas at Pleasant Valley to \$140,000, W. Whittier

2nd: J. Anderson

Vote: 5-0-0

Form A Plans: None.

(W. Whittier steps off the Board as an abutter and W. Baker steps in as a full member)

Wireless Edge – Site Plan Review Waiver Request:

Attorney Ed Pare of Brown Rudnick was present to review correspondence to the Board requesting a waiver of Site Plan Review for a proposed 150' monopole wireless facility at 154 Town Farm Road. He stated the project has already gone through a hearing process before the Zoning Board of Appeals with notification to the same group of abutters. Additionally, the ZBA has reviewed all aspects of the project the Planning Board would review and has found them in compliance.

In response to questions from the Board Mr. Pare stated a balloon test was conducted by hanging the balloon from a crane on set days and times. The monopole is designed for six carriers with room for public safety whips at the top. Only one person came to the hearing with general curiosity questions. The ZBA granted unanimous approval. Mr. Pare noted the leasing agreement states the pole will be brown, but they are willing to change it to the less conspicuous gray if this is allowed. W. Whittier of 7 Douglas Pike stated he thought the tower was brown because of previous plans to make it a tree tower which is not currently the case.

Motion: To waive Site Plan Review having found the Board is in agreement with Attorney Pare's assertions, R. Largess
2nd: M. Sanderson
Vote: 5-0-0
(W. Whittier returns to the Board and W. Baker returns to Associate status)

61B Release – 479R Mendon Road:

The Board agreed a memo should be sent to the Board of Selectmen suggesting the Town may want to see if the State is interested in this 20+ acres to add land to Purgatory State Park for public access as opposed to letting it go to the Whitinsville Water who will restrict access to it and potentially extract water from it to service areas outside the source water sub basin. Robert Nunnemacher of 24 Singletary Avenue noted the Town does benefit from water withdrawn from this land as some business and residents are on the Whitinsville Water System. He also noted Whitinsville Water pays taxes on their land as opposed to local or state government land that is generally tax exempt.

Definitive Subdivision & Retreat Lot – Tefta Drive – Endorse Plan and Covenants: Tabled to future meeting.

(M. Sanderson steps off the Board due to potential ownership conflict, and W. Baker steps on as a full member)

Public Hearing – Site Plan Review & Special Permit – CrossFit Athletic Center – 64 Worcester Providence Turnpike

Attorney Peter Keenan was present with the applicants, Dino and Perry Patramanis, and Tim Callahan, PLS.

Attorney Kenan noted the Zoning Board of Appeals granted the Special Permit for the CrossFit use at their last meeting. Tim Callahan reviewed changes to the plan since the last meeting.

The Board reviewed comments received today from Assessor R. Nunnemacher and confirmed the Planning Director has no remaining issues with the plans noting the wellhead will be lowered to allow circulation. The issue of snow removal was discussed.

In response to prior Board of Health concerns, Mr. Callahan stated there will be no juice bar, only retail sale of protein shake mix and other supplement not for consumption on the premises.

Waiver Requests:

Section IV.B.1 - General Standards – Some parking spaces and drives are within required yard setbacks. The Board found this is a pre-existing site. The plan has been reviewed for safety and there is abundant distance from edge of front parking to the existing pavement on Worcester Providence Turnpike.

Motion: To grant the requested waiver with the above finding, R. Largess
2nd: W. Whittier
Vote: 5-0-0

Section IV.B Table 5 and 4.1 – No loading spaces. The Board found the uses within this building do not require a loading area as all supplies and equipment can be delivered by a small truck and brought into any of the external doorways.

Motion: To grant the requested waiver with the above finding, J. Anderson
2nd: W. Baker
Vote: 5-0-0

Section IV.B.5 – Not in strict compliance with landscaping regulations. The Board found the proposed maintenance and upgrade of existing green space, in addition to replacement of some paving with loam and grass, as well as installation of new landscaping around the edges of the site sufficient to meet the intent of the regulations for this pre-existing site.

Motion: To grant the requested waiver with the above finding, R. Largess
2nd: W. Whittier
Vote: 5-0-0

Section IV.B.4.h – Two spaces are within 2' of the building wall as opposed to 5'. The Board found the proximity of these spaces to the building along their side lines only, not head on, to not be a safety concern.

Motion: To grant the requested waiver with the above finding, R. Largess
2nd: W. Baker
Vote: 5-0-0

Section IV.C.4.j – No storm water management calcs. The Board found as a pre-existing site with no proposed grading changes other than removal of some paving to increase pervious area, that new drainage calculations were not warranted.

Motion: To grant the requested waiver with the above finding, J. Anderson
2nd: R. Largess
Vote: 5-0-0

Motion: To grant Site Plan Approval and the Retail Use Special Permit with the following conditions, R. Largess

1. Prior to occupancy, all required approvals and/or permits shall be received from applicable permitting authorities and shall be copied to the Planning Board, including a change of use for the curb cut from MassDOT.
2. Prior to issuance of sign permits the applicant shall submit any signage not shown on the Site Plan to the Planning Office for approval.
3. The Applicant shall ensure proper maintenance of plantings on the site, including replacement of dead or diseased plantings immediately if during the Spring or Fall, or if found in Winter or Summer replacement shall occur at the start of the following planting season.

2nd: W. Whittier

W. Whittier also suggested unless the septic system has definitely been designed for vehicle loading, some type of fence, etc. should be installed to prevent vehicles from parking in this area.

Vote: 5-0-0

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

(M. Sanderson returns to the Board and W. Baker returns to Associate status.)

Motion: To adjourn, R. Largess
2nd: M. Sanderson
Vote: 5-0-0

Adjourned 8:07 P.M.