

Sutton Planning Board  
Minutes  
October 24, 2016

Approved \_\_\_\_\_

Present: S. Paul, 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

2<sup>nd</sup>: W. Baker

Vote: 4-0-0

Filings: None.

(R. Largess arrives)

Form A Plans and Site Plan Review waiver – 171 Worcester Providence Turnpike:

Pat Doherty, P.E. of Midpoint Engineering was present to ask the Board to endorse a Form A plan showing the division of the Pleasant Valley Crossing site into three lots. One lot contains Phase 1 of the project which is largely constructed. The second lot contains what will be phase 2 of the project. The third lot contains what will likely be multi-unit housing not developed by Galaxy. He stated they need to divide up phase 1 and 2 to facilitate construction financing, and they want to divide the third lot as it will likely be developed by others. He noted the Route 146 Overlay bylaw allows a division like this with the appropriate access, utility and parking easements and joint use agreements.

The Board asked if the division would create any non-conformities and Mr. Doherty stated no because of the specific allowances of the bylaw.

It was noted there is a 15 page agreement which goes with the related easements. It was asked if the attorneys are comfortable with the final agreement and easement wording and confident it will protect all parties and the Town? Mr. Doherty stated they are comfortable with the document.

J. Hager asked Mr. Doherty for the status of the drainage basin issues? Mr. Doherty noted the large basin had been retaining water when it was designed to infiltrate all water. He has been dealing with the Conservation Commission and Jeff Walsh from Graves Engineering. He stated they removed filter fabric which was covering the gabion baskets as it was clogged with algae and they will be scraping the basin to remove any built up silt, but it is no longer holding water.

The Planning Director also asked about the condition requiring loam and seed of future phases if they aren't anticipated to begin construction within 6 months. Mr. Doherty noted there is some vegetation and his client would prefer not to loam and see the area as they will just have to scrape it back up, but they will do whatever the Board requires. R. Largess suggested, and the majority of the Board agreed, to leave the site as is for the winter and they will revisit the status of construction in April.

Motion: To endorse the Form A plan for 171 Worcester Providence Turnpike dated 10/24/16 showing the creation of two new buildable lots, R. Largess  
 2<sup>nd</sup>: J. Anderson  
 Vote: 5-0-0

Motion: To waive Site Plan Review noting only easements are being added to the site plan, no physical changes are being made to the approved site, R. Largess  
 2<sup>nd</sup>: W. Baker  
 Vote: 5-0-0

#### 61B Release – 479R Mendon Road:

The Board reviewed a memo from the Board of Selectmen requesting input on a potential 61B release of approximately 20 acres for \$10,000. J. Hager noted the offer was made by Whitinsville Water to add to their substantial holdings, but the land is also directly adjacent to Purgatory State Park. She questioned whether the Board should see if the State is interested in this acreage to potentially add land 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 water sub basin. The Board agreed this should be looked into and noted the Town's first right can be transferred to another party.

#### Use Determination – 71 Providence Road:

Al Girard of Al's Rubbish was present to ask the Board if his use would be allowed at 71 Providence road. He would like to purchase approximately 4 acres from Aggregate Industries with an existing structure for his trash hauling/recycling business. He would have his offices and truck and dumpster storage at this location. No processing/sorting would be done on site and there would be no hazardous materials or rubbish of any kind at this location, only empty vehicles and containers. The Board stated the use would be allowed as a "trucking service" under section F.4. of the use table. It was noted the new lot will have to be established before a site plan and special permit application can be filed.

#### Forest Edge – Phase 1 Bond Release:

John Bruce and his son Michael were present to request release of the bond for Phase 1 of the project. They would like to finish the last two duplexes in this phase. J. Hager confirmed all bonded items are complete except for the AsBuilt plans and these last two units need to be built before the AsBUILTs can be finished. She suggested the Board allow the release, but condition receipt of the AsBUILTs prior to occupancy permits for the final unit.

Alice Mahoney of 132 Ariel Circle noted the Association is very excited about the finish work on Phase 1 being complete and the potential for the project to continue construction. They are very pleased with the current appearance of the neighborhood.

Motion: To release the Lender's Agreement for phase one and require approval of the AsBuilt plan for Phase 1 prior to occupancy of the forth unit of the two duplexes still to be built in this phase, R. Largess  
 2<sup>nd</sup>: M. Sanderson  
 Vote: 5-0-0

Villas at Pleasant Valley – Phase II Bond Reduction: Tabled to future meeting.

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

Correspondence/Other:

Quarterly CMRPC Meeting - Thursday November 13th, 2014 7:00 PM to 8:30 PM Union Station

(M. Sanderson steps off the Board due to potential ownership conflict)

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

S. Paul read the hearing notice as it appeared in The Chronicle.

Attorney Peter Keenan was present with the applicants, Dino and Perry Patramanis, and their design team of Dave Michaud and Tim Callahan, PLS, to present this project to the Board.

This is an existing site with a 12,461 s.f. building on 1.8 acres. They will be restoring the building and site and tenanting it with a CrossFit Gym, an engineering office, and health drink/supplement store. Attorney Keenan reviewed the approval criteria and how the proposal meets the criteria. He added they will be installing a new septic system.

The Board reviewed departmental comments and the review comments from the planning Director.

It was noted, clients of the CrossFit gym, matt Stencil and Lisa Troast asked their comments be entered into the record testifying to the excellent operation in Millbury and the quality and honesty of the applicants.

Gerry Campbell of 18 Leland Hill Road also commented on the applicant’s work ethic, commitment to the community, and knowledge of their business and care for their clientele.

The Board of health had concerns about whether the well needs to be a public water supply wellhead and noted the septic system design did not incorporate a juice bar as stated on the application.

The majority of the Board felt this is a good use and were happy that it has the potential to rehabilitate the site. It was noted the section the applicant has applied under was recently changed at Fall Town Meeting but the use will still be allowed under this section.

The design team has to address all departmental comments before the Board can act on the application.

Motion: To continue the hearing to November 7<sup>th</sup> at 7:15 P.M., R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 4-0-0

(M. Sanderson returns to the Board)

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

Adjourned 8:26 P.M.