

Sutton Planning Board  
Minutes  
July 25, 2016

Approved \_\_\_\_\_

Present: S. Paul, W. Whittier, R. Largess, J. Anderson, M. Sanderson, W. Baker  
Staff: T. Mahoney, Secretary

**General Business:**

Minutes:

M: To approve the minutes of 7/11/16, J. Anderson  
2<sup>nd</sup>: W. Whittier  
Vote: 5-0-0

Filings: The Board acknowledged the legal filing of an application for an amendment to a previously granted site plan approval for a ground mounted solar facility at 80 Worcester/Providence Turnpike by amending the condition relative to surety for future panel removal and site restoration.

Form A Plans:

Dave Lavalley of Andrews Survey & Engineering presented a plan for 81 West Millbury Road. Taxes were unpaid so the request was continued. The Board requests proof of payment prior to next meeting.

M: To continue until 8/8, W. Whittier  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

Bond Release:

140 Worcester Providence Turnpike- Landscaping bond.

M: To release surety bond once it is confirmed that the work is completed, S. Paul  
2<sup>nd</sup>: R. Largess  
Vote: 5-0-0

Recreation uses and other potential bylaw changes:

Dan Petrelli, 3 Jameson Court proposed changes relative to recreation uses. Overall the Board supports this proposal and would endorse the potential changes. The Board requested that a working session meeting be scheduled to discuss in further detail.

Discussion - Waiver Site Plan Review – 145 Armsby Road –

Sandra Loomis was present to discuss a proposed business at 145 Armsby Road. She wants to open a children's book store and requested a site plan and special permit waiver. She would like to run her business out of the first floor and live on the 2<sup>nd</sup> floor. The Board feels that a site plan review should take place as they have concerns with the B2 zoning, current floor plan, and parking lot. Ms. Loomis states that she will add ADA parking and ramps. S. Paul questioned if transfer of ownership effectively abandons the prior non-conforming residential use. W. Whittier couldn't find in the bylaw why a residence can't remain where retail is allowed. Board supports use but feels that the site plan review process is fair.

M: To go through the Site Plan Review process, S. Paul  
2<sup>nd</sup>: W. Whittier  
Vote: 5-0-0

**Public Hearing - Retreat Lot – 49 Putnam Hill Road**

R. Largess read the legal ad posted in the M/S Chronicle on July 6 & 13.

The applicant requested that 11 acres be removed from the previously approved retreat lot to be deeded to an abutter. The revised retreat lot will still have 10.51 acres and frontage will remain the same.

The Board reviewed the application and questioned whether or not the previous approved retreat lot could be further divided as there was a condition on the previous approval prohibiting its division.

M: To continue the public hearing to August 8, 2016 at 7:20 P.M., W. Whittier  
2<sup>nd</sup>: M. Sanderson  
Vote: 5-0-0

CMRPC Delegate Nomination:

M: Nominates M. Sanderson as delegate, W. Whittier  
2<sup>nd</sup>: R. Largess  
Vote: 5-0-0

Motion: To adjourn, S. Paul  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

Adjourned 7:40 P.M.