

Sutton Planning Board
Minutes
February 8, 2016

Approved _____

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

General Business:

Minutes:

M: To approve the minutes of 1/25/16, S. Paul

2nd: J. Anderson

Vote: 4-0-0

Filings:

Scenic Roadway/Public Shade Tree – Kinne – 28 Manchaug Road: Kinne wants to remove a tree that leans out into the road near their mailbox blocking site distance and landing in the road if it ever falls.

Public Shade Tree/Stone Wall boundary marker – Kroll – 78 Torrey Road: Kroll wants to relocate a section of the stone wall that serves as a boundary marker with the Town from where the driveway will go to where there is a current logging opening too close to wetlands. They would like to move 26' of wall. They are also requesting to remove several public shade trees both to allow the driveway opening and to clear out the drainage swale along the edge of the roadway so it will flow properly.

296 Manchaug Road subdivision – discussion – tabled to future meeting.

Form A Plans:

Magill Retreat Lot 6 Burnap Road – Plan and Covenant

Motion: To endorse the covenant and plan showing 1 retreat lot at 6 Burnap Road dated 2/8/16,
R. Largess

2nd: J. Anderson

Vote: 4-0-0

AsBuilt Site Plan – Lorden Propane – The Board reviewed the AsBuilt for this project and correspondence from Norm Gamache of Guerrier & Halnon confirming all work except for landscape plantings has been completed on this site. It was noted these plantings will need to be bonded if the applicant wants occupancy before they are installed in the spring.

Motion: To approve the AsBuilt for 63 Worcester Providence Turnpike dated 2/2/16 noting landscaping location should be added once they are installed, R. Largess

2nd: S. Paul

Vote: 4-0-0

Correspondence/Other:

The Board discussed the stone wall at 51 Burbank Road. Several members note the wall looks good, but is definitely not what was agreed to, stating rocks have been split and much of the wall appears to have been re-built as opposed to re-stacked. The Board requested the owner and contractor, Mr. Windle, be present at their next meeting for discussion.

Preliminary Discussion – Indoor Sports Facility – 118 Worcester-Providence Turnpike

Project proponents Peter Sangermano and Peter Hoey were present to discuss their proposed project on Route 146 south. They are proposing a 94,000 indoor sports facility primarily for soccer. It will have four fields as well as concessions, meeting space and a pub. They have spoken to Marble Road abutters where they have access and have eliminated access here based on concerns. They will bring utilities through this opening. Mr. Sangermano confirmed there is another similar approved project on Route 146 south in Millbury being proposed by his brother. He noted market studies have shown the market can more than support both facilities.

J. Hager noted the boulevard entrance on Route 146 that is shown needs to go the full length of the entrance roadway. The Board expressed concerns with traffic generation and acceleration and deceleration lanes on Route 146, adequacy of parking, and as screening from light and noise to protect abutters. They also noted it may still be a good idea to at least have gated emergency access to Marble Road.

Robert Nunnemacher of Singletary Avenue expressed concerns with whether a pub would be an allowed use at this location and blasting that may be necessary and its effect on abutting wells.

J. Hager noted recreational uses such as these are allowed by Special Permit from the Zoning Board of Appeals in all zoning districts. It will be up to the ZBA to determine if this use is appropriate at this location and whether a pub is customarily incidental and accessory to this type of recreational facility. Once the ZBA acts on the use, if they approve it the project will then go through Site Plan Review with the Planning Board to review details of the proposal like traffic calcs, parking, hours of operation, architecture and landscaping, etc. This project will also require a direct access permit from MassDOT. Extending water and sewer to this site will bring it adjacent to the drive-in parcel which has not been developed primarily because there is no water or sewer.

R. Largess called the proposal the “bold initiative” that he hopes works out.

Public Hearing – Scenic Roadway - 234 Manchaug Road - McGovern

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

Michael McGovern explained they would like to widen the driveway at this location to accommodate larger vehicles and those with horse trailers. They will be leaving the wall along the road frontage exactly as is, other than the 10’ that will be removed for the widening, and will rebuild the stone wall along the driveway as it currently appears. They will hand stack the wall using no equipment so it will retain the same look as currently. He also noted they may take the stones that are removed and build a stone mailbox if allowed by the Board. No trees will be removed in the public right of way.

The Board reviewed departmental comments and noted they have no issue with a stone mailbox.

Motion: To approve the scenic roadway alteration requested by Mr. McGovern with the following conditions: S. Paul

1. Any stones removed from the wall will remain on this site.
2. A pre-alteration and post-alteration photo will be submitted of the wall to show it has been maintained in its current state.

2nd: R. Largess

Vote: 4-0-0

Motion: To close the public hearing, R. Largess
2nd: S. Paul
Vote: 4-0-0

Motion: To adjourn, R. Largess
2nd: S. Paul
Vote: 4-0-0

Adjourned 7:45 P.M.