


**Sutton Planning Board
Minutes
December 16, 2019**

Approved 

Present: R. Largess Jr., W. Baker, S. Paul, M. Sanderson., M. Gagan
Associate Members Present: K. Bergeson
Staff: Jen Hager, Planning & Economic Development Director

General Business:

Minutes: To approve the minutes of 12/02/19, W. Baker
2nd: M. Gagan
Vote: 4-0-1, M. Sanderson abstained as she was not at this meeting

Filings: None.

Form A plans:

199 Mendon Road -- 5 new buildable lots (6 total) R. Nunnemacher of 24 Singletary Ave. noted there is a dam on Lot 1 that should be shown. The owner showed where the dam is on the plans, but the Board agreed it should be labeled so any potential purchaser of Lot 1 knows they will be responsible for the structure.

Motion: To endorse the Form A plan dated 12/6/19 showing five new buildable lots after the dam on Lot 1 is labeled, M. Gagan
2nd: W. Baker
Vote: 5-0-0

Housing Plan approval: J. Hager notified the Board that although the Selectmen voted to approve the Housing Plan and its recommendations for consideration by Sutton's residents, apparently Planning Board approval is also required.

Motion: To approve the Housing Needs Study and Production Plan, W. Baker
2nd: M. Gagan
Vote: 5-0-0

Endorse Galaxy Pass – Carwash: The Chairman asked if the applicant intends to use 100% recycling technology. J. Hager noted right now they intend to use a 70% system as there is some reason why introducing fresh water is actually recommended. The Board reviewed final architectural plans that included some more windows and awnings to match other buildings in PV Crossing, but no cupola or stone water table.

Motion: To endorse the Site Plans for the carwash in Phase 3 of PV Crossing dated 11/18/19 and the architectural plan dated 12/2/19, S. Paul
2nd: W. Baker
Vote: 4-0-1, M. Sanderson abstained

Correspondence/Other:

Subsidized Housing Inventory – J. Hager reviewed this year's inventory received from the Department of Housing & Community Development (DHCD). It includes all 13 affordable homes at Leland Hill Estates as well as the 40 State run apartments at Church Street and 2 of the 5 affordable condominiums from Forest Edge. The Town's current percentage of affordable housing is 1.65%. State law requires all towns work to achieve a minimum of 10%. Affordable housing provides workforce housing and also

meets the needs of residents like seniors who need to downsize into something smaller and more affordable. She noted in order to achieve "safe harbor" the state must approve the Towns Housing Study AND the town must produce a minimum of .5% affordable units within one calendar year to obtain one year protection or 1% for two years of protection. She noted this amounts to 17 or 34 units respectively. All affordable units in Wedgewood Farm, the 3 remaining units at Forest Edge, and one additional unit would have to be built in 2020 to achieve one year of protection. She noted there is some language about the ability to count accessory apartments that she is looking into, but they may also need to be deed restricted. She added that currently affordable single family homes are in the \$205,000 range and one bedroom apartments are \$1,400 per month, which means any household in these affordable units will have to have a decent job(s). M. Gagan stressed the importance of producing units in order for the Town to have the option of denying inappropriate affordable housing projects. Blackstone National Architecture – J. Hager provided the Board with the final architecture for the post and beam building that will replace the tent at Blackstone National.

Public Hearing (cont.) – Accessory Apartment – 166 Eight Lots Road

The applicant/owner Mr. Comolli provided the revised architecture and floor plans for his proposed accessory apartment. As previously discussed, the new plans, with the waiver granted by the Board, allow the existing structure to remain nearly identical to its current state. They will even maintain a fake garage door.

With respect to the septic system Mark Farrell septic engineer maintains the existing system is adequate for the existing home and proposed apartment but Mr. Comolli showed the Board his plan for expanding the leach field if the Board of Health requires the upgrade.

He added he is totally open to restricting his apartment if that helps the Town's affordable housing inventory!

- Motion: To grant the Special Permit for the accessory apartment having found it meets all criteria of the bylaws with the one waiver previously granted and subject to the following conditions: M. Gagan
1. Approval of all other required departments, boards and/or commissions, especially approval from the Board of Health
 2. Separate street numbers must be utilized and clearly posted, on the home and if necessary at the street, for the main home and accessory apartment so that emergency vehicles know where/how to gain access to the separate units.
 3. If the architecture changes, it must be approved by the Board in advance.

2nd: S. Paul

Vote: 5-0-0, K. Bergeson voted in place of M. Sanderson as she wasn't present at the opening night of the hearing

Motion: To close the public hearing, M. Gagan

2nd: S. Paul

Vote: 5-0-0

Motion: To adjourn, W. Baker

2nd: M. Gagan

Vote: 5-0-0

7:35 P.M.