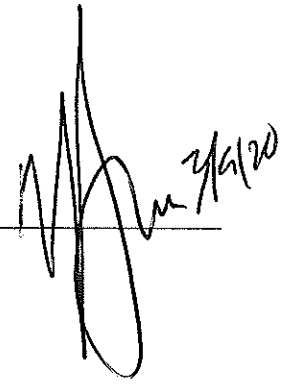


**Sutton Planning Board
Minutes
February 24, 2020**

Approved



3/6/20

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

K. Bergeson acted as a full member in the place of S. Paul.

General Business:

Minutes: To approve the minutes of 2/10/20, K. Bergeson
2nd: M. Gagan
Vote: 4-0-0

Filings:

82 Eight Lots Road – The Board acknowledged the filing of this application for a retreat lot and common driveway extension to access the buildable portion of this retreat lot. Among other things, the Board will have to determine whether allowing access to a retreat lot via a common driveway off a street where the lot does not have frontage complies with the bylaws.

Form A plans:

100 Armsby Road Revision - Byron Andrews, PLS from Andrews Survey & Engineering was present to review the revised plan. The plan revision adds area to this approved retreat lot to allow a greater separation between the driveway and wetlands on the lot, nothing else about the previous approved and endorsed lot is changing including frontage.

Motion: To allow the Chairman to endorse the Form A plan dated 1/14/20 revising this previously endorsed retreat lot with corrections noted in the memo from the Planning Director, K. Bergeson
2nd: W. Baker
Vote: 4-0-0

Change/Expansion of Use – 176 & 188 Worcester Providence Turnpike:

The Board reviewed correspondence from Jing Li notifying the Board that she wants to double the size of her relaxology business at 176 Worcester providence Turnpike and also expand into the former South County Chiropractic site at 188 Worcester Providence Turnpike. The Board noted the communication is a bit unclear as it seems to say they will be keeping the same two practitioners and the same average of 10 clients per day, so the Board was unclear why the space then needed to be expanded so substantially. They reviewed comments received from departments and agreed the Board of Health should have an opportunity to view current operations and that a condition for Board of Health review and approval of new spaces before they are operation would also be appropriate. They asked that the owner/operator be present at the next meeting to clarify their intention and that the Board of Health be allowed to inspect the current operations before this meeting to provide any feedback to the Board.

Prospective Tenant - 219 Whitins Road:

Chris Windle was present to discuss a potential new client whose name he was not currently at liberty to share. He described their business as a vacuum excavation and sales company. He provided details: 1) they will have offices at this location to conduct paper sales of trucks and/or the vacuum equipment that mounts on the trucks 2) they will service the equipment only, not the trucks 3) they will have 2-3 trucks equipped with vacs available for rent at the site likely inside the building, and 4) they will also have 2-3 of their own trucks on the site to perform their own off site excavating jobs. This work involves removing with water or high pressured air soils around sensitive underground infrastructure which is then sucked up into the truck until it is ready to be deposited back into the excavation. This method removes mechanical digging from the excavation process which can easily damage this type of infrastructure. This equipment is also used for applications like catch basin cleaning. M. Gagan asked how big trucks would be. Photos were shown and Mr. Windle confirmed they are limited by his building openings to 13'6" in height. The Board carefully reviewed their use table and considered past decisions on these and similar uses. They agreed paper sales transactions, rental, and servicing of the vacuum equipment (not trucks) are allowed uses at this site for which Mr. Windle has previously received Special Permits. They said the proposed vacuum excavating/ cleaning is more of a service or an "other contractor" which are both not allowed in the Office Light Industrial District. They told Mr. Windle they will be considering changes to uses allowed in the OLI later in the meeting and will likely develop a "service" type use category that would cover this type of user and companies like NEDT better than existing regulations.

Village District and marijuana businesses – Deb and Mark Dunleavy who own Manchaug Mills were present to ask if the Board would be supportive of allowing marijuana uses within the Manchaug Mills Complex and particularly the warehouse behind the main mill. Although the chairman noted he feels Sutton missed the bus on hosting these uses and was unlikely to get any substantial operations, the majority of the Board was still supportive of the use but stressed they would be looking for the support of the Village and would take their lead from the Village. The area that would potential be included in the marijuana overlay was discussed and a decision will be made as to whether the Dunleavys petition a smaller area like the former Industrial District in the Village or the entire Village District in Manchaug.

Correspondence/Other:

34 Providence Road – J. Hager noted Mr. Amarello submitted plans to let the Board know he is not building a metal building, he will do stick built, otherwise the size and appearance of the building is virtually the same.

Subsidized Housing Inventory – This inventory was received from the State showing Sutton now has 55 official subsidized units which is still under 2% of Sutton's housing stock.

Planning Board Initiatives 2020

The Board continued discussion on potential bylaw changes for Spring Town Meeting:

NEW Marijuana Business overlay District (MBOD) – The Board felt it is critical to make sure this article goes to Spring Town Meeting otherwise these uses can technically go anywhere. The Board discussed making the uses allowed through their current permitting process in the Office Light Industrial District (OLI).

February 24, 2020

Page 3

Robert Nunnemacher of 24 Singletary Avenue felt a new MBOD should be established East of Route 146 where the Multi Town Mixed Commerce District was proposed.

K. Bergeson said the Board would be betting everything on the MTMC passing which he didn't think was wise.

J. Hager will prepared for various scenarios for the next meeting.

Multi-town Mixed Use District (MTMC) – The Board revisited establishing the Multi-town Mixed Use Zoning District in South Sutton with different uses than the Office Light Industrial District (OLI) District in northeast Sutton. This district would more clearly allow warehouse distribution types uses as the roadway geometry and capacity can handle this use in South Sutton.

The Board discussed height deciding 45' should be the base height which you can have now if you're adjacent to Route 146 and perhaps an increase to 60' could be allowed by Special Permit.

The Board will also be sure to address the 25' separation to the Town line.

The Board reviewed the Use Table for the OLI District and proposed elimination of some uses, the clarification of others, and the addition of still others to ensure uses that are being encouraged are the highest and best uses in what little area is left to be developed to bolster the tax base and create jobs.

The current plan is to adjust the MTMC to include nearly all of the same uses as OLI but also more clearly allow warehouse and distribution type uses.

J. Hager will research other towns bylaws to see how they categorize uses the Board has discussed as needing better definition.

Motion: To adjourn, K. Bergeson

2nd: W. Baker

Vote: 4-0-0

10 P.M.