

**Sutton Planning Board
Minutes
June 29, 2020**

Approved Walter Bel

*** This meeting was held via Zoom teleconference due to the COVID-19 Crisis and related Executive Order issued by the Governor on March 12, 2020.**

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

The Chairman read a statement about the current COVID-19 crisis and conducting meetings via teleconference (attached).

The Chairman stated W. Talcott is acting as a full member in place of K. Bergeson.

Development Action Items:

Primetals Bonding

J. Hager explained Primetals received their occupancy permit, and this bond was required to secure remaining finish items, mainly landscaping and AsBuilt Plan corrections.

Motion: To accept and endorse the cash bond and agreement in the amount of \$10,000 to secure uncompleted work for Primetals at 93 Gilmore Drive with a performance date of October 15, 2020, S. Paul

2nd: M. Gagan

S. Paul asked and J. Hager confirmed this is the first bond for this site.

Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott - yea

Gilmore Drive Subdivision Bond

There is a 1.7 million bond for this private roadway. Possible reduction of this bond is tabled until next meeting as the AsBuilt plan still needs to be provided and the inspection has to be completed.

34 Providence Road Noise Issues

Members who conducted early morning site visits summarized their visits:

M. Gagan was across from the site on 6/12 from 5:50 AM. He witnessed several employees arrive, start construction vehicles and leave the site within minutes. However, around 6:30 a louder loader started loading materials into a truck and was still loading when he left the site around 7 AM. While he was there 16 trucks went by the site that he perceived as generally louder than noise generated on the site.

W. Baker was across from the site on 6/21 around 6 AM. He witnessed an employee come to the site and leave with a non-diesel vehicle with a trailer about 4 minutes later which was making the usual rattling and bumping noises, otherwise nothing moved on the site while he was present.

W. Talcott was across from the site on 6/29 from 5:35 to 6:25 AM. He witnessed an employee arrive and leave in a diesel dump truck at 6:01-6:04 AM. Otherwise he counted 55 cars and 4 tractor trailers on Providence Road while he was present. He noted traffic traveling down Old Providence Road from south to north travels WAY too fast and there was more traffic on this road and Buttonwood than on Providence Road.

It was agreed based on Mr. Amorellos statements at the public hearing that the loader absolutely should not have been operating on the site at the time it was operating. The Board discussed the nature of this business and the other businesses and traffic in the area. They decided that other than employees arriving and immediately leaving with construction equipment nothing should be occurring on this site until at least 7 AM. If loading needs to be done it should be done the night before. Sue and Patrick Conley were also on the meeting and had no objection to more work starting at 7 AM, but P. Conley said he felt expectations for when the site should be quiet should be made clear to Mr. Amorello as this business is getting going so it's not a free for all. It was noted if there is a violation of this decision the Board may levy a \$300 fine for each day of a violation.

The Board asked the Planning Director to write a letter to Mr. Amorello stating the hours of operation and specifying what may occur on the site. The letter should also let Mr. Amorello know that other than emergencies, which the Police and/or Planning Office should be notified of, violations of these hours could result in a \$300 per offense fine.

Villas at Pleasant Valley Update

J. Hager updated the Board that Mr. Vanderlinden from the Villas Board of Trustees had called and stated they expect to have resolved the emergency access issue among other easement issues in the next 5-10 days. The Trustees have no issue with the Board voting to release contingency being held for this item once the Planning Department receives written confirmation that this issue has been resolved. Otherwise, no bond draw down will occur until the end of July.

Motion: To allow a bond reduction to \$19,000 with written confirmation that an easement for emergency access has been obtained for the Villas emergency access to encroach on the abutting property or this issue has otherwise been resolved, S. Paul
2nd: W. Baker
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

82 Eight Lots Covenant

J. Hager reminded the Board that typically after an appeal period is completed for a retreat lot the Board votes to endorse the plan for the retreat lot and the covenant that says the lot will never be further divided. In this case, this lot already exists so the Board just needs to vote to endorse the covenant restricting the lots division.

Motion: To endorse the covenant for 82 Eight Lots Road prohibiting further division of the land, M. Gagan
2nd: S. Paul
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

121 Worcester Providence Turnpike AsBuilt Plan

J. Hager explained Manny's Appliance is now open and this plan has been submitted for approval even though there were no exterior changes to the site other than the sign location.

Motion: To endorse the AsBuilt Plan for 121 Worcester Providence Turnpike, S. Paul
2nd: M. Gagan
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

453 Boston Road Covenant

J. Hager stated this retreat lot, like 82 Eight Lots, is an existing lot, so the Board just needs to vote to endorse the covenant.

June 29, 2020

Page 3

Motion: To endorse the covenant for 453 Boston Road prohibiting further division of the land,
S. Paul
2nd: M. Gagan
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

Administrative Items:

Minutes: To approve the minutes of 6/8/20 as corrected, W. Talcott
2nd: M. Gagan
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- abstained as he wasn't
present at this meeting, W. Talcott - yea

Filings: The Board acknowledged the filing of the following legal applications. The hearings will be held on July 20th.

179 Mendon Road – Accessory Apartment
34 Fuller Road – Accessory Apartment

Correspondence:

Newspaper Article - Mayfield Plastics on Providence Road bought by Universal Plastics. The Board discussed creating a welcoming dialogue with new business owners and learning about why they moved to Sutton.

Board Reorganization:

Motion: To appoint W. Baker as Chairman for the upcoming year, S. Paul
2nd: M. Gagan
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

Motion: To appoint M. Gagan as Vice Chairman for the upcoming year, W. Talcott
2nd: S. Paul
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

Registry Form Signatures – J. Hager reminded the members they will need to sign the Registry of Deeds form with their new positions and terms.

Motion: To adjourn, S. Paul
2nd: W. Baker
Vote: R. Largess – yea, W. Baker, yea, M. Gagan - yea, S. Paul- yea, W. Talcott – yea

Adjourned 7:44 P.M.

**STATEMENT REGARDING
REMOTELY CONDUCTED OPEN MEETING
Sutton Planning Board**

Good evening. This Open Meeting of the Sutton Planning Board is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus." While still ensuring public access, this Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible *physical* location. Further, all members of public bodies are allowed and encouraged to participate remotely. You can find the Order posted on the Town's website.

Regardless of our inability to meet in person, it is our intent to ensure continued transparency and the ability of the public to at least view the actions of our Board. Ensuring public access does not ensure public participation unless such participation is required by law. Tonight's public meeting will not feature public comment.

For this meeting, the Sutton Planning Board is convening by Zoom teleconference as specified on the legally posted agenda.

Please note that this meeting is being recorded. Accordingly, please be aware that others may be able to see you, and that you take care not to "screen share" your computer. Anything that you broadcast may be captured by the recording.