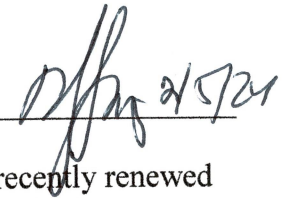


SUTTON PLANNING BOARD

**Meeting Minutes
January 22, 2024**

Approved



*Note- This meeting was held in person and remotely via Zoom in accordance with recently renewed legislation. E. McCallum read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: R. Largess Jr., S. Paul, W. Talcott, W. Baker, M. Gagan, E. McCallum (Associate)

Present remotely: None

Absent: None

Staff: J. Hager, Community Development Director (remote)

7:00 100 Worcester Providence Turnpike - Great Dane Trailer Repair/Maintenance

M. Gagan read the hearing notice as it appeared in The Chronicle.

Travis Brown of Turning Point Engineering was present as well as Chris Horn of Eastland Partners representing the applicant. T. Brown presented the proposed project at 100 WP Turnpike, the former Sutton Drive in site. The site is approximately 9.4 acres. The project consists of construction of a 28,800 s.f. building containing offices, repair bays, and parts warehousing space. They have been in conversation with MassDOT who requested the entrance be located further south than the previous entrance to provide maximum sight distance. They will only provide repair and service of trailers not tractors. There will also be outside trailer storage. There is a pond and related stream just south of the site and therefore they are in hearing process with Conservation Commission. An additional resource area has been identified to the west that will be captured on updated plans. The site will be served by a private septic and well. The grading of the site is fairly balanced to limit the number of additional trucks to and from the site during construction. T. Brown noted they received approval of the use from the Zoning Board of Appeals (ZBA) with some conditions.

The applicant has a current facility on Route 20 in Auburn that they will be relocating and expanding in Sutton. C. Horn added this site will be Great Dane's (their tenant) Northeast repair facility. Employees will include office staff, repair technicians, and mechanics. They have worked to make the building appear more mill like through coloring, design and veneer. The building will be 24' high. He noted Eastland Partners are locals and will be on the site regularly as they are hands on landlords and have a lot of pride in their properties.

The Board noted department comments received that revealed .75¢ is due in taxes, the applicant is in the hearing process with the Conservation Commission, and R. Nunnemacher from the Assessors had several comments to which the applicant has responded.

W. Talcott asked the Community Development Director if the Planning Board needs to re-do the traffic review or other review elements the ZBA has already handled. J. Hager noted ZBA jurisdiction was only whether the use is appropriate at this site. Traffic weighs heavily on this determination and the Planning Board is in possession of the traffic peer review that was done for the ZBA. She stated she saw no reason why this review should be re-done. She added MassDOT has ultimate jurisdiction of whether this use with its traffic can be located at this point along Route 146. Anything that isn't specific to the use or the appropriateness of the use is wholly in the Planning Board's hands.

W. Talcott asked if the applicant would consider continuing the brick coloring across the entire south side of the building, they had no issue with this request.

M. Gagan noted there were restrictions placed by the ZBA regarding hours of operation and the ability to have a paint booth. T. Brown stated the restricted hours are only for moving trailers in the parking lot and C. Horn confirmed the applicant doesn't have any concerns with these conditions.

With respect to reducing the parking/impervious the applicant noted they want to ensure they have enough parking for their 20-25 employees including overlap of shifts. Impervious area was previously 4.8 acres and this will be reduced with this development. In response to a questions from W. Baker, C. Horn stated they have 2 tractors that typically go pick up the trailers and he saw no reason why they wouldn't be registered in Sutton.

R. Nunnemacher of 24 Singletary Avenue stated his concerns about the possible need for acceleration and deceleration lanes on Route 146 come from previous discussions and issues with acceleration out of and deceleration into the Dunkin Donuts site on Route 146 north. He noted this location is more problematic as drivers coming south are traveling at 60-70 mph and cresting the hill where these larger vehicles will be slowing and maneuvering right. He added there is a condition prohibiting U-Turns at Boston Road in the ZBA decision which may add to issues at the Central Turnpike interchange. In response to questions from the Board, S. O'Connell noted MassDOT has preliminary stated they do not feel acceleration/ deceleration will be required, primarily this is due to the very low trip volumes. He added the Dunkin Donuts site is not truly comparable especially noting the much lower traffic volumes and the weaving of traffic from Colonial Road at this location. Approximately 5 trailers will be driven or towed to the site daily. Less than 20% are typically towed in.

James Marran of 80 Burbank Road asked if the Board would make a decision before MassDOT makes their decision. The Chairman stated any Board action would be conditioned on MassDOT approval. J. Marran said there was significant discussion about the building location in the ZBA hearing and expressed concerns with the potential shift of the building and the Board maintaining the separation to abutters that appeared on the plans approved by the ZBA.

J. Hager noted she has provided review comments but her most substantial comment was that the applicant needs to explain why they are violating multiple provisions of the Zoning Bylaw by prosing clear cutting of all vegetation, include mature growth, in the front setbacks when it appears if they shift the site just 50' or so to the west into most previously developed area, they can save much of this vegetation and reduce the effects of this removal including soil destabilization and possible downhill flooding and wetland damage, and reduced CO² attenuation. She showed those present the site plan showing the trees/vegetation that would be removed compared to the lesser amount that would need to be removed with a site shift. Both the 50' rear setback and 100' zoning line setback could still be maintained with a shift west. T. Brown restated there is an additional resource area that has been identified to the west that may inhibit a shift. However, they have been considering ways to address the concern including reducing some clearing/retaining some trees in the front and side setbacks. He added much of the growth in the grading area is not mature and some is compromised. He offered a site visit if the Board/staff would like to do one.

J. Marran continued stating visibility should be further addressed as the rear buffer doesn't seem to meet the bylaw requirement. He stated he can see this site from his back property line. He added the grade in the southwest corner will be raised 8' and 12' trailers will be parked there. J. Hager showed the aerials depicting the significant separation to homes in the neighborhood that backs up to this business district. She showed there is actually a property between Mr. Marran's property and this site that is 20' +/- wide and fully forested. The setback from Mr. Watt's property, which is actually the direct abutter, with growth to remain and supplemental planting appears in compliance with the bylaws.

Mr. Marran reminded the Board his property is the Freegrace Marble Farm National Register and Historic New England property and additional plantings in compliance with the bylaws would satisfy his needs. He expressed additional concerns about noise, particularly back-up alarms, and hoped the Board would maintain the conditions enacted by the ZBA. He also asked that the Board place a condition that if the applicant changed the nature of their operations to introduce alarms outside conditioned hours or added more outside operations that the Board make them go through another hearing. M. Gagan noted the Board typically reserves the right to review lighting and sound if issues arise in the future.

J. Marran asked if the applicant will have to go back to the ZBA if the plan changes. J. Hager stated any changes would be reviewed by the ZBA Chairman and the Building Commissioner who would decide if the ZBA's action on the use special permit might have changed with any adjustments the Planning Board requires. If the Chair feels the ZBA decision might have changed, the applicant will have to return to the ZBA. W. Talcott asked more about the ZBA and the building location and noted he doesn't see anything about the building location in the ZBA conditions. J. Hager stated they mention the developed part of the site in their findings, noting the applicant has agreed to increase the 100' zoning district setback to 200' as a good faith gesture to the abutter.

Bill Pepka of 36 Sibley noted he can see Route 146 from his home right now. He stated it's the Board's job to protect the residents. They shouldn't have the building moved closer to residents. He also had concerns about lighting and felt hours should be cut including no hours after noon on Saturday as operations will create noise that is disruptive to residents.

Motion: To continue the hearing to February 5th at 7:15 PM, M. Gagan

2nd: S. Paul

Vote: 5-0-0, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye, W. Baker- aye,

Action Items

- Form A Plans – None
- 69 Dudley Road – AsBuilt Plan approval: The Community Development Director stated the applicant had his engineer produce an AsBuilt plan as requested by the Board showing the accurate location of existing site features post site improvement.

Motion: To accept the plan dated 1/8/24 as the AsBuilt plan W. Talcott

2nd: S. Paul

Vote: 5-0-0, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye,
W. Baker- aye,

- Additional Action Items - None

Administrative Items

Motion: To approve the minutes of 1/8/24 as amended, W. Baker

2nd: W. Talcott

Vote: 5-0-1, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye, W. Baker- aye,
E. McCallum – abstained as she wasn't present at this meeting

Filings: The Board acknowledged the filing of the following applications. The hearings will be held January 22nd.

- 31 Pleasant Street – Accessory Apartment Special Permit

Site Visit Reports: None

Abutting Town Notices of Interest: None

Correspondence: None

Other Board Business:

- W. Baker noted that the electric poles are going up adjacent to the Boston Road entrance to Unified Parkway.
- Complete Streets Policy: The Chair stated this is a policy adopted by the Select Board back in 2019 that any new roadways should consider/incorporate multimodal transportation like walking, biking etc. It has been brought to the Board's attention to keep it in mind as the Board proceeds to update the Subdivision Rules & Regulations this year.

Motion: To adjourn, W. Baker

2nd: S. Paul

Vote: 5-0-0, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye, W. Baker- aye,

Adjourned 8:32 PM

Covid Meeting Statement:

Pursuant to Governor Healy's March 29, 2023 Order extending the temporary provisions pertaining to the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format and is being recorded. The recording will be available on the Town's website and YouTube channel.