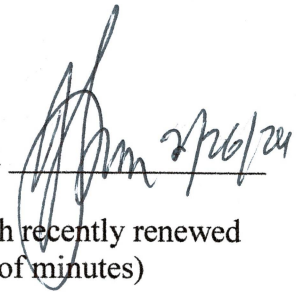


SUTTON PLANNING BOARD
Meeting Minutes
February 5, 2024

Approved



*Note- This meeting was held in person and remotely via Zoom in accordance with recently renewed legislation. The Chair 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

Present remotely: None

Absent: E. McCallum, Associate

Staff: J. Hager, Community Development Director

7:00 31 Pleasant Street – Accessory Apartment Special Permit

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

Patrick Perkins of JEP contracting was present with applicants John and Michelle Hicks (remote). He explained the applicants are expanding their existing two car garage to add a third bay and will then construct an accessory apartment over the garage. The apartment is approximately 1,000 s.f. The Board reviewed plans and elevations noting dormers that made the garage look too similar to the home have been removed. Mr. Perkins confirmed the dormers were not necessary in any functional way. Entry locations were also reviewed.

The Board reviewed department comments noting taxes are paid, the Conservation Commission has no concerns, and the Fire Department will require clearly marked separate address numbers.

There were no public comments.

Motion: To grant a special permit for a 1,008+/- s.f. accessory apartment at 31 Pleasant Street with the following conditions: 1. Approval of all other required departments, boards and/or commissions. 2. Separate street numbers must be utilized as assigned by the Board of Assessors. Said numbers shall be clearly posted on the home and accessory apartment and at the street if not visible from the street, to ensure emergency vehicles and response personnel know where/how to gain access to each dwelling unit, W. Baker

2nd: M. Gagan

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

7:15 100 Worcester Providence Turnpike - Great Dane Trailer Repair/Maintenance

M. Gagan read the request for continuance of the public hearing. J. Hager noted it appears the developed site/building cannot be moved out of the front setback by shifting it west. This site will need a well classified as public due to the number of employees, and DEP has ruled no pavement may be in the well head protection radius located west of the developed site. Additionally, a water storage tank for fire suppression will also need to be located in this area.

Motion: To continue the hearing to February 26th at 7:00 PM, M. Gagan

2nd: W. Talcott

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
81 Uxbridge Road – Covenant and Plan for Retreat Lot
Motion: To endorse the covenant and plan dated 12/6/23 showing one reconfigured standard lot and one retreat lot, W. Talcott
2nd: W. Baker
Vote: 5-0-0, R. Largess Jr. – aye, W. Talcott – aye, S. Paul – aye, M. Gagan – aye, W. Baker- aye

- 372 Central Turnpike – Request to extend special permit and endorse covenant and plan
Brad Small was present to request an extension of the retreat lot Special Permit for 372 Central Turnpike. They have provided a detailed explanation of their efforts to use their permit in the allotted time period. J. Hager added the Board also needs to vote to endorse the covenant and plan as there was a misunderstanding that although a plan of this land is recorded and no changes are proposed, that this plan contains a non-buildable notation and does not contain the necessary retreat lot notations. Therefore, a new plan needs to be drafted, endorsed and recorded.
Motion: To extend the Special Permit for one additional year to February 23, 2025 and endorse the covenant and plan dated 1/29/24 showing one retreat lot, 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

- Additional Action Items - None

Administrative Items

Motion: To approve the minutes of 1/22/24 as amended, 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

Filings: None

Site Visit Reports: The Board acknowledged 3 site visit reports for 15 PV Road, Convenient MD.

Abutting Town Notices of Interest: None

Correspondence: None

Other Board Business: None

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 7:33 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.