

TOWN OF SUTTON- ZONING BOARD OF APPEALS
SUTTON TOWN HALL
MEETING MINUTES

December 7, 2023

7:00pm. -Meeting called to Order and held by way of Hybrid setting. The instructions for outside participation was read into the record by R. Deschenes

Board Members in Attendance by Roll Call:

C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom;

7:00pm Public Hearing: 211 Worcester Prov. Turnpike

Sean Lordan

Special Permit: Medical Clinic Use

R. Deschenes read the public hearing notice as it appeared in the Millbury Sutton Chronicle.

Sean Lordan stated that he had purchased the Building in late August of 2023. He has operated his business out of 64 Worcester Providence Turnpike for 6 years and was planning to relocate.

R. Deschenes questioned if they were adding new staff and it was said they would be moving the current team down the street. There were six therapists and he was planning on hiring two more the following year. The Administrative staff included one Front Desk person, one Operations Director, one Biller who worked from home and then himself and his wife. He had 3 other locations but he started out in Sutton and hoped it would be their stalwart location.

D. Petrelli questioned if this was a larger location and it was responded that where they were currently was approximately 2,200 square feet in space and though he didn't know the exact size of the building he noted it was of good size of which he stated the Board had copies of the plans.

D. Petrelli questioned what was going in on the second floor and it was responded that they were building out their offices. He described the exam room layouts with elevator access to second floor and breakroom for employees.

C. Matera questioned capacity and it was responded that each therapist sees 2 patients an hour and if maxed out it was thought 25-30 people at a time which he thought would be less than what the gym has at 5:00pm in the evening.

C. Matera questioned if there was a private septic and it was responded yes.

D. Petrelli questioned what the turf area was and it was said to be high ceiling area formally a loading dock which he was turning into an athletic training area.

R. Deschenes questioned if they were only open Monday through Friday and it was responded yes.

D. Petrelli questioned the hours and it said 7am and typically until 8pm. It was added that currently on Fridays they have been closing at 1pm which the staff enjoyed.

D. Petrelli questioned changes to parking and it was responded no changes.

D. Petrelli noted that it seemed that everything was staying as is other than internally adding some walls and carpeting.

P. O'Hara questioned the number of parking spaces that currently existed and S. Lordan thought it to be around 32.

D. Petrelli questioned the location of the elevator and it was said it was in the location of the new hallway.

All those present and remote in favor or opposition to the application: none

The Board agreed a site visit would not be required.

C. Matera questioned if a handicap ramp was onsite and it was responded yes.

D. Petrelli motioned to close the public hearing

2nd: K. Bergeson

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motioned Passed

7:12pm Public Hearing Cont'd: 12 Pleasant Valley Road
Alrig USA Acquisitions LLC
Special Permit: Restaurant Use

D. Petrelli motioned to re-open the public hearing

2nd: C. Matera

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motion Passed

R. Deschenes informed the Board that the applicant had requested a continuance to the February 1, 2024 meeting at 7pm allowing them time to gather more information.

D. Petrelli motioned to grant the continuance as requested.

2nd: C. Matera

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motion Passed

Decision:

211 Worcester Prov. Turnpike

Sean Lordan

Special Permit: Medical Clinic Use

D. Petrelli motioned to open the work session

2nd: K. Bergeson

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motion Passed

D. Petrelli motioned to approve the permit for a Medical Clinic Use (Outpatient Physical Therapy)

2nd: R. Haskins

Discussion:

C. Matera found that the use fit with what was previously there.

R. Deschenes noted it was a good location with plenty of parking for the proposed amount of employees and traffic.

D. Petrelli Reviewed the Special Permit requirements:

1. Appropriateness of the Use for the site: The Site was Business zoned with a similar use already having been in place there.
2. Adequacy of public water and sewer: Private septic and Public water
3. The effect of the developed use to the neighborhood: Similar to the previous gym use.
4. Undue nuisance or hazard to vehicles and pedestrians: There would be no differences and similar to the previous use.
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition: Yes

K. Bergeson noted the applicant needed to also receive approvals from all other local and state agencies.

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motion Passed

Approval of Minutes:

K. Bergeson motioned to approve the meeting minutes from October 5, 2023.

2nd: R. Haskins

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motion Passed

8:18pm

R. Haskins motioned to adjourn

2nd: D. Petrelli

Vote by Roll Call: C. Matera, Aye; D. Petrelli, Aye; R. Deschenes, Chairman, Aye; Kyle Bergeson, Aye; P. O'Hara, Aye; R. Haskins, Aye and via Zoom

Motion Passed



R. Deschenes, Chairman

2/1/2024
Date

Prepared by: _____


Lynn Dahlin