

TOWN OF SUTTON
Planning Board
Pillsbury Memorial Hall
Meeting Minutes
October 12, 2014

Present: Planning Board Members: Carrie Thomas, Chairperson; Carole O’Connell and Julie McCarthy, and Roger Wells, members; (Bob DeFelice, and Peter Blakeman, members, and Dan Sundquist, Ex-Officio, were absent); Laurie Hayward, Land Use Coordinator (LUC); Steven Bagley, Road Agent; Kevin Rowe, Fire Captain; Betsy Forsham, Chair of the Conservation Commission; Ann Boyle, Scott Begin, Lisabeth Begin, and Jack McCarthy, interested members of the public.

The Board members and others met at the site on Stonehouse Road Case 2014-06, concerning a request by **Jon Feins**, for a Minor Three-Lot Subdivision located on Stonehouse Road; Sutton, Tax Map # 10-688,134. The meeting was opened by the Planning Board Chair at approximately 4:15PM.

All of the Planning Board members and the others present walked the first and relatively more level portion of the cart or logging trail which had been identified in the meeting of September 11, 2014. There was general agreement that the logging road was very steep, well in excess of 9% grade in some locations and very long. Wells took up the issue of the access road, Stonehouse Road, and his concern that the road could not handle any added traffic, as it was, in and of itself “not much more than a driveway” being a very narrow unpaved road. He stated that he had been against approval of the previous Harborview subdivision and felt at that time that the road would not support such a subdivision and that it should have been denied as “scattered and premature”. He pointed out that nothing has changed since that time, so he still feels it is “scattered and premature”. Wells asked the LUC to do some research and see if she can find in old minutes why that argument did not hold then and let Board members know the answer to that question and also ask town counsel for an opinion. Wells pointed out that he could also see small wet areas that crossed or were immediately adjacent to the proposed common drive.

O’Connell expressed concerns over whether/how the town would police the eventual installation of the proposed common-drive if it is not built until the lots are sold and/or is built by the purchasers of the lots rather than the applicant.

Fire Captain Rowe noted that the proposed driveway configuration makes the least use of Stonehouse Road. Rowe indicated that he has an issue not with the current proposal but with any possibility of future further subdivision. He noted that his understanding is that homes built in this proposed subdivision would be required to have sprinkler systems and that there are cisterns so that water would be available. There was a brief discussion about the difficulties of not having a detailed and specific proposal for the building of the proposed driveway and answering questions about access in an emergency or potential run-off to abutting lots or Stonehouse Road. There was also a discussion regarding the issues that arise with shared driveways, especially in connection with costs ongoing. Rowe and Bagley both noted that the costs for the proposed common drive would be very high and so would the ongoing maintenance costs be very high.

In the course of the walk it was noted that there are many ferns, the water was crossing the road, migrating downward from higher sections, and that there is quite a bit of ledge in the areas viewed near the logging road. Forsham, the Chair of the Conservation Commission, pointed out that there were a number of well-placed water bars to mitigate storm water drainage and reduce water velocity. Forsham also pointed out places where there was little distance between the lot line and the logging road and places where there are wetlands and that those wetlands are flagged.

Road Agent Bagley agreed that the water bars are important and would need to be maintained. He expressed that he was not sure how much input he could have on a common drive as opposed to a road. The Driveway Ordinance is fairly

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limited in scope and covers numbers of driveway off a common driveway and site distance; but he did not think it covers steepness of slope, storm water drainage, or construction requirements in the way that the Road Regulations do. Bagley did ask the LUC to let the Select Board know that he strongly recommends that the Stonehouse Road entrance to the property, that is the logging road/proposed common-drive be chained so that the rough, unpaved road not sustain damage by people bringing vehicles up, riding around, and damaging or degrading the logging road and creating new problems.

A slightly smaller group including the Chair, O'Connell, the Road Agent, the Fire Captain, the Conservation Chair, the Begins and the LUC walked to the top of the site, noting where they thought the driveway was planned and how lots would be accessed. It was noted that the surveyor had indicated that there was the possibility of one of the lots having its access directly off of Stonehouse Road, rather than off the proposed common-drive.

Planning Board Members and others then walked back down to Stonehouse Road. It was noted that it was very long and steep walk. It was agreed that it was clear why the owner, Feins, and the Surveyor, Platt, [neither of whom was there for the Site Walk] had expressed that they thought buyers would want to build at the highest points on the lots for the expansive views.

The Site Walk ended and was adjourned at 5:55 PM.

Next regular meeting is scheduled to include Public Hearing, the continuance of PB 2014-06 and will be held on October 14, 2014 at 7:00 PM.

Respectfully submitted,

Laurie Hayward
Land Use Coordinator