



Town of Sutton  
Planning Department  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
508-865-8729  
<https://www.suttonma.org/planning-board>

## APPLICATION FOR SPECIAL PERMIT (III.A. OR VI)

### APPLICANT & PROPERTY OWNER INFORMATION

NAME Lindsey Welcome (fka Lindsey Roberts), Joel Welcome

STREET 10 Mark's Way CITY/TOWN Sutton

STATE MA ZIP 01590 PHONE 508-789-9224 EMAIL Lwelcome@brwncaid.com

NAME, ADDRESS & CONTACT INFO OF PROPERTY OWNER (if different from Applicant)

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### SITE INFORMATION:

STREET AND NUMBER 10 Mark's Way

ZONING DISTRICT R-1 ASSESSOR'S MAP 6 LOT #(S) 264 DEED INFO BOOK 54959 PAGE 361

LOT SIZE 1.47 acres FRONTAGE 250 feet

CURRENT USE Single-family (primary) residence

### PROJECT/PLAN INFORMATION:

PLAN TITLE Certified Plot Plan 10 Marks Way

PREPARED BY (name/address/contact info) Land Planning, Inc.; 214 Worcester St, N. Grafton, MA; 508-839-9526

DATE PREPARED 01/31/2023 REVISION DATE(S) \_\_\_\_\_

APPLICABLE SPECIAL PERMIT SECTION (Select from III.A. Use Table or VI.) VI.L. Accessory Apartments

\*ATTACH PROJECT DESCRIPTION\*

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APPLICANT'S SIGNATURE *Lindsey Welcome* DATE 01/31/2023

PROPERTY OWNER'S SIGNATURE (if not Applicant) \_\_\_\_\_ DATE \_\_\_\_\_

**Project Description:**

This application is being submitted to request an allowable use for the construction of an in-law home addition at 10 Mark's Way, Sutton, MA. The intended use of this in-law addition is to house two senior family members (parents of homeowner, Lindsey Welcome). The owners of the property will reside on the premises in the existing dwelling.

The proposed one-story addition is 944 square feet and will have one bedroom, one and one-half bathroom, and an open-concept floor plan with kitchen, dining room and living room. The addition will be an extension of the existing dwelling.

The property is connected to Town water and sewer, and the addition will be tied into existing utilities. Set-back distances are included in the attached site plan prepared by Land Planning, Inc.



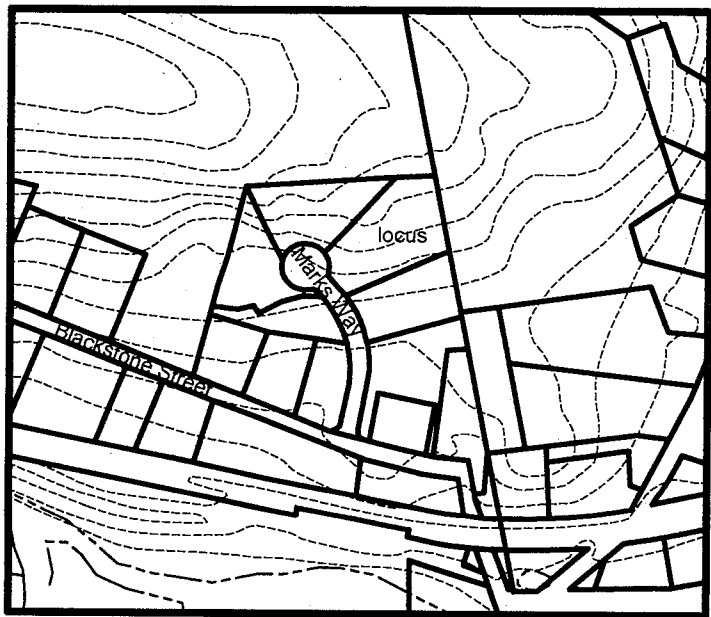
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## **APPLICATION REQUIREMENTS**

### **REQUIRED SUBMISSION MATERIALS:**

Applications must be submitted in a complete packet in order to schedule a public hearing (please see deadlines for meeting dates).

- A completely filled out Application for Special Permit
- A project description
- A list of any waiver requests
- Required plans
- For Special Permit Retreat lots, please submit a covenant (found under applications)
- Drainage calculations and other specialized studies if required
- Five complete copies of the Application and any supporting documents
- An electronic file of the Application and supporting documents
- Certified Abutters List from Assessors  
(form attached - please file with Assessors Office 10 days before application is to be submitted)
- Application \$50 and mailing fees (to be calculated by the Planning Department) – make check payable to Town of Sutton
- Advertising fee - \$100.00 check made payable to GateHouse New England



Locus Map  
scale 1"=500'  
taken from MassMapper  
data layers, approximate

n/f  
Sutton, LLC

"Forest Edge Sutton  
Condominiums"

N86°17'12"E  
120.00

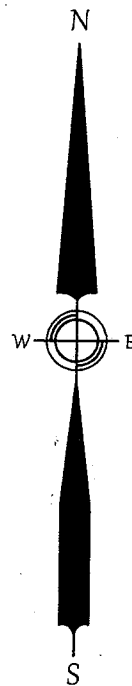
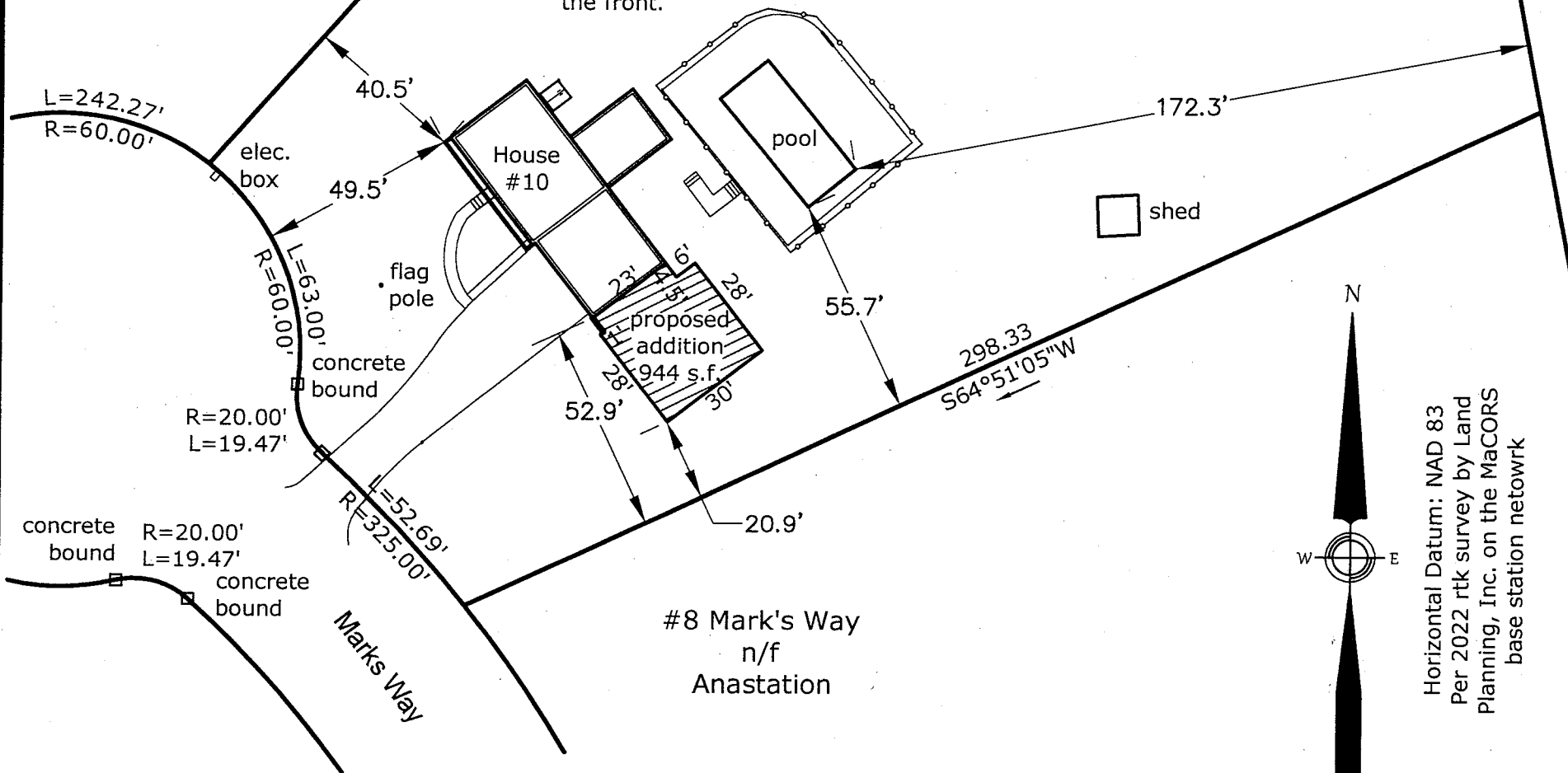
S10°55'07"E  
198.31

#12 Mark's Way  
n/f  
Tivnan

N41°21'05"E  
269.18

Lot Area  
1.47 acres  
63,931 s.f.

note: the house is  
connected to town  
water and sewer in  
the front.



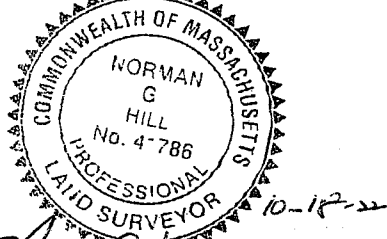
Horizontal Datum: NAD 83  
Per 2022 rtk survey by Land  
Planning, Inc. on the MaCORS  
base station network

references:  
deed book 54959 page 361  
plan book 616 plan 125  
assessors map 6 parcel 264

note 1: The contractor must contact all utility  
companies and "Dig Safe" before excavation  
begins. We assume no responsibility for  
damages incurred as a result of utilities  
omitted or inaccurately shown.

note 2: This plan is not to be used as proof of  
title. This survey was performed without a title  
commitment and the findings such a  
commitment may discover.

I certify that the structures are located on  
the lot as shown on this plan. I further  
certify that the structures are not located  
within a Federal Flood Zone per FIRM Map  
#25027C08365 dated 07/04/2011.



Norman G. Hill P.L.S. #41786

### zoning district: Residential-1 (R-1)

Required	
Lot Area	80,000 s.f.
Frontage	250'
Front Yard	50'
Side Yard	20'
Rear Yard	20'
Coverage	10% max.
Height	35' max.

### Proposed (with addition)

Lot Area	63,931 s.f.
Frontage	135.16'
Front Yard	49.5'
Side Yard	21.4'R, 40.5'L
Rear Yard	172.3'
Coverage	5.1% (3,280 s.f.)



### Land Planning, Inc.

Civil Engineers • Land Surveyors  
Environmental Consultants

#### Bellingham

167 Hartford Ave.  
Bellingham, MA 02019  
508-966-4130

#### North Grafton

214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

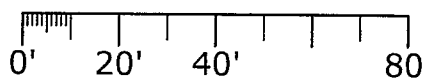
#### Hanson

1115 Main Street  
Hanson, MA 02341  
781-294-4144

www.landplanninginc.com

**Certified  
Plot Plan**  
Located at  
**10 Marks Way**  
Sutton, MA  
owned by  
**Lindsey A. Roberts  
& Joel Welcome**  
10 Marks Way  
Sutton, MA 01590

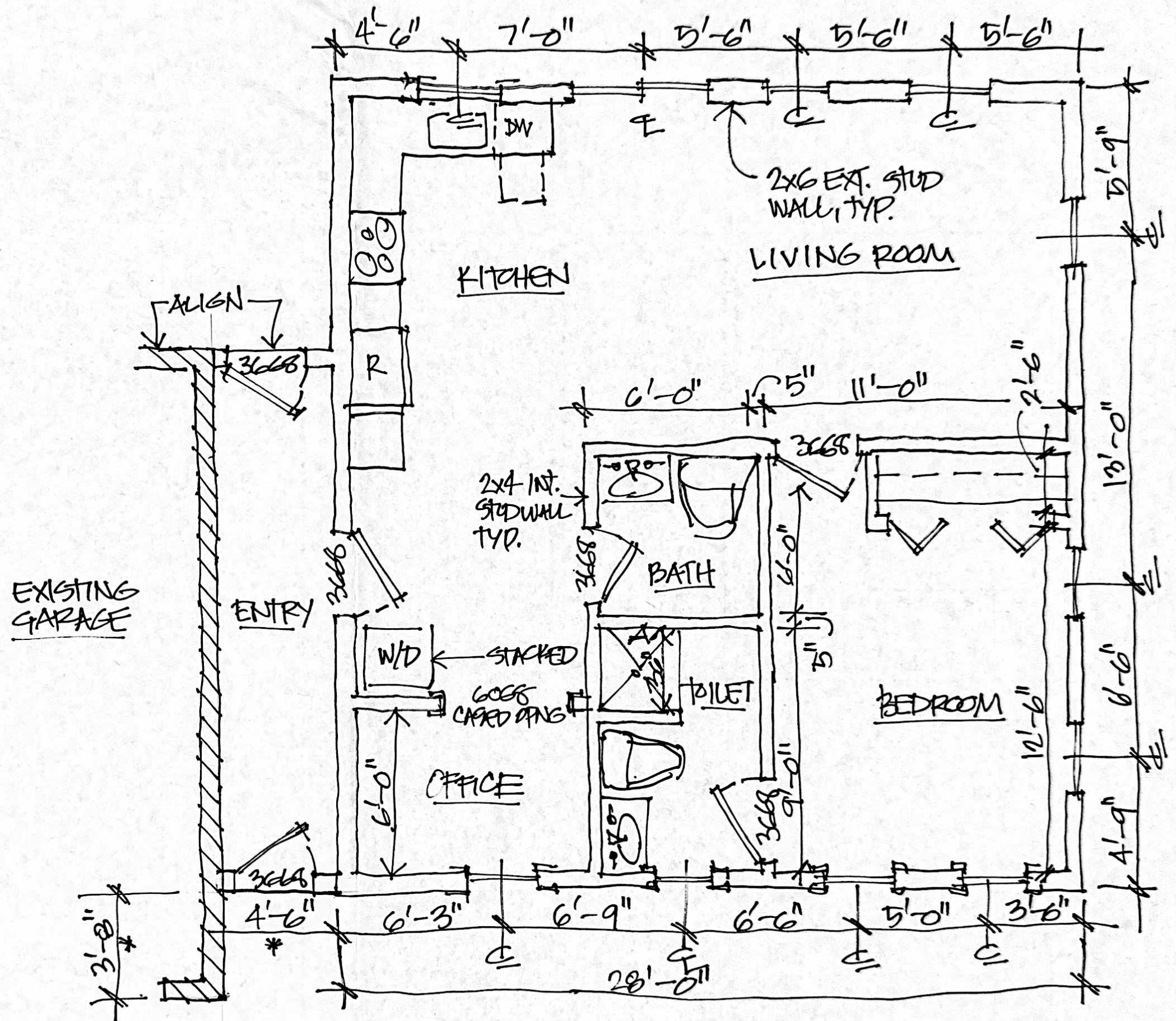
Scale: 1"=40'



Date: **Oct. 18, 2022**

Job #: **22221**

WELCOME ADDITION  
Nov. 11, 2022

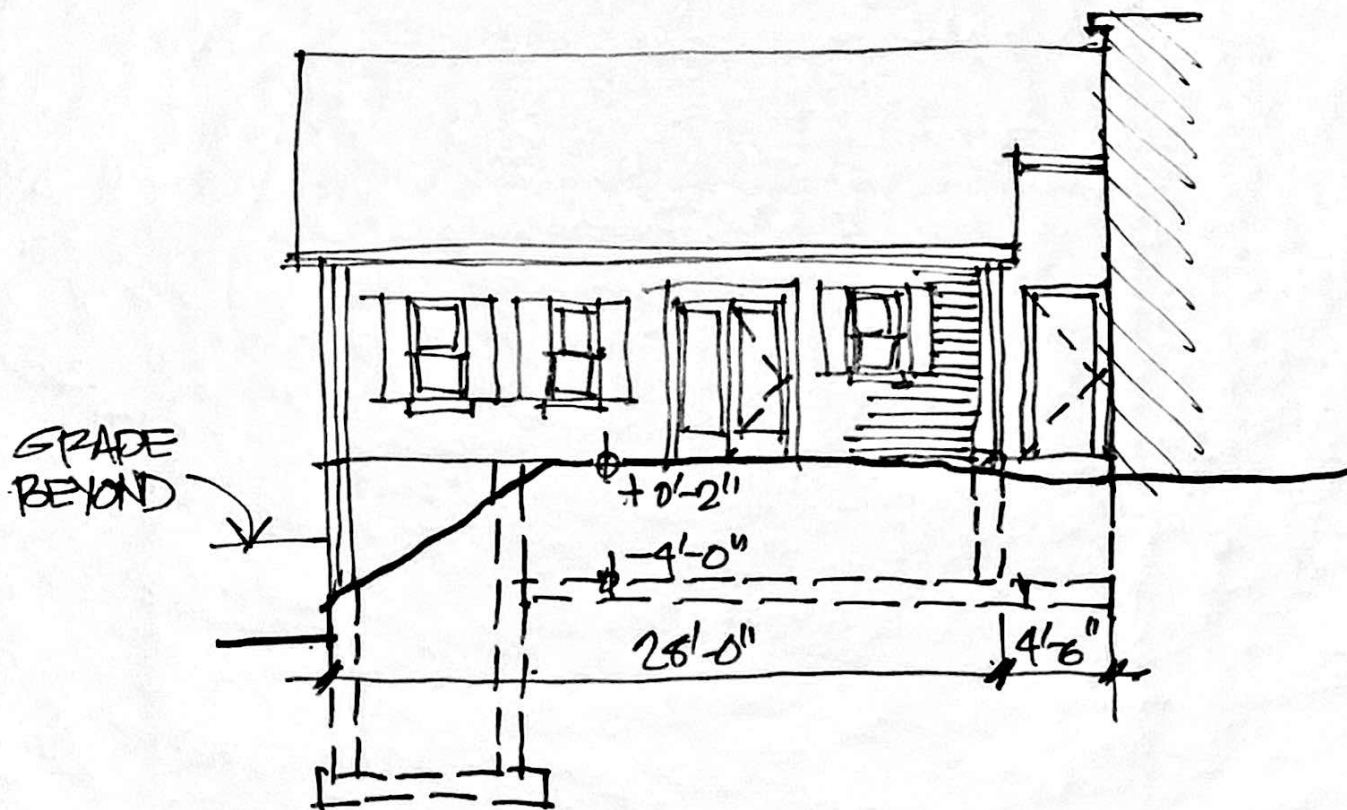
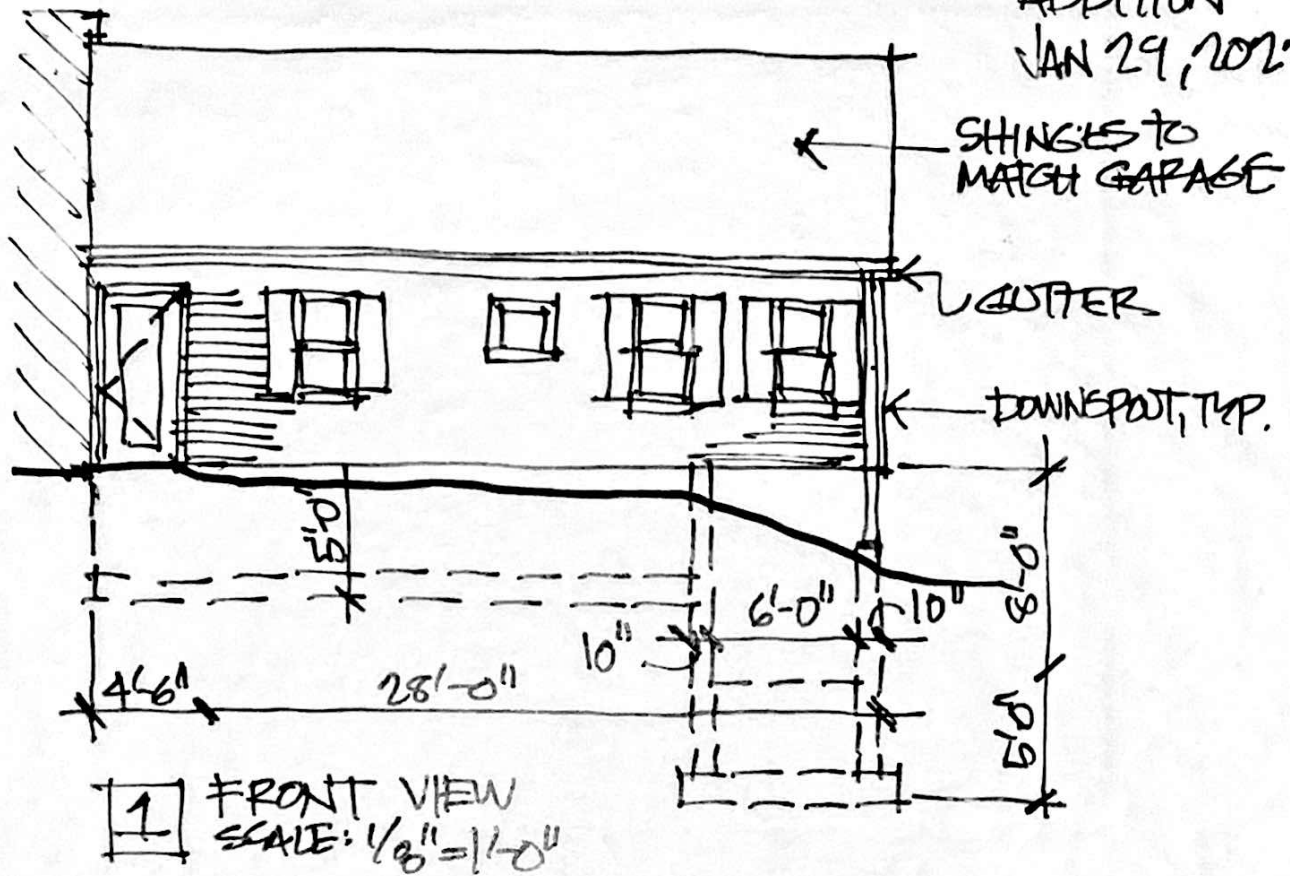


\* COORDINATE DIMENSIONS WITH FINAL PLOT PLAN TO MAINTAIN SETBACK

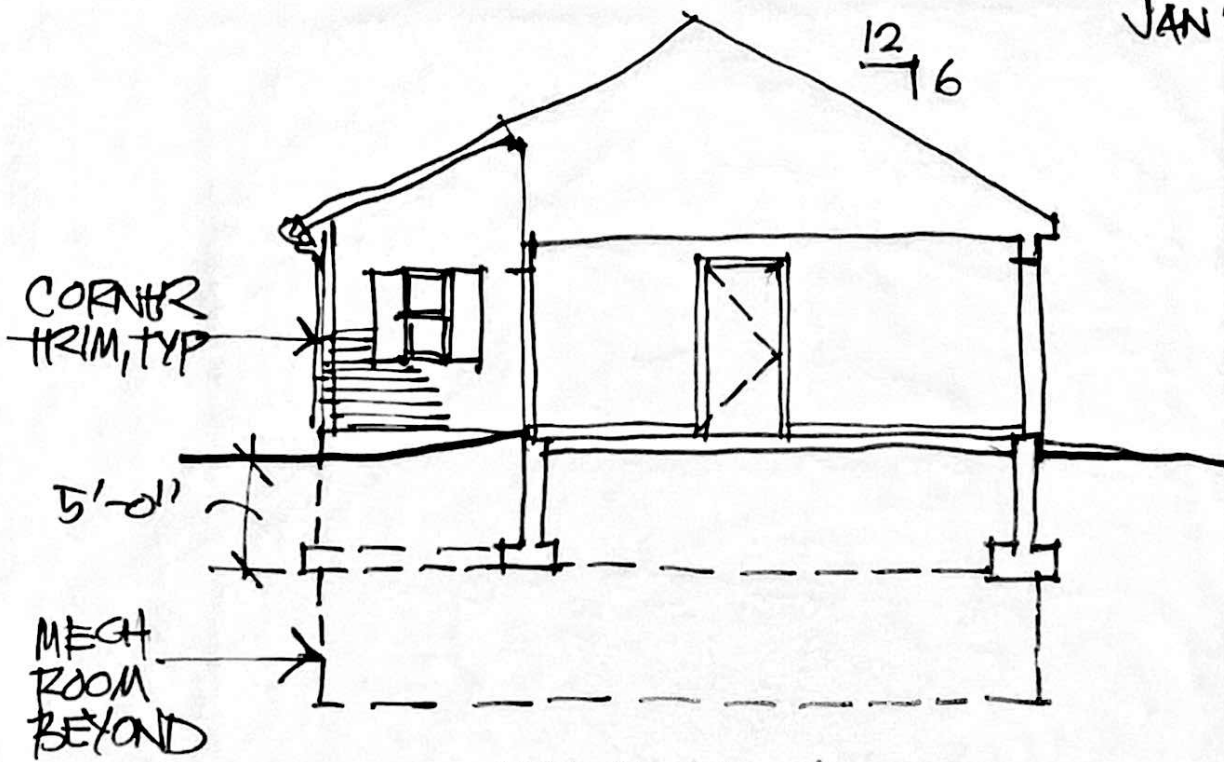
FLOOR PLAN  
SCALE:  $\frac{1}{4}" = 1'-0"$



WELCOME  
ADDITION  
JAN 29, 2023

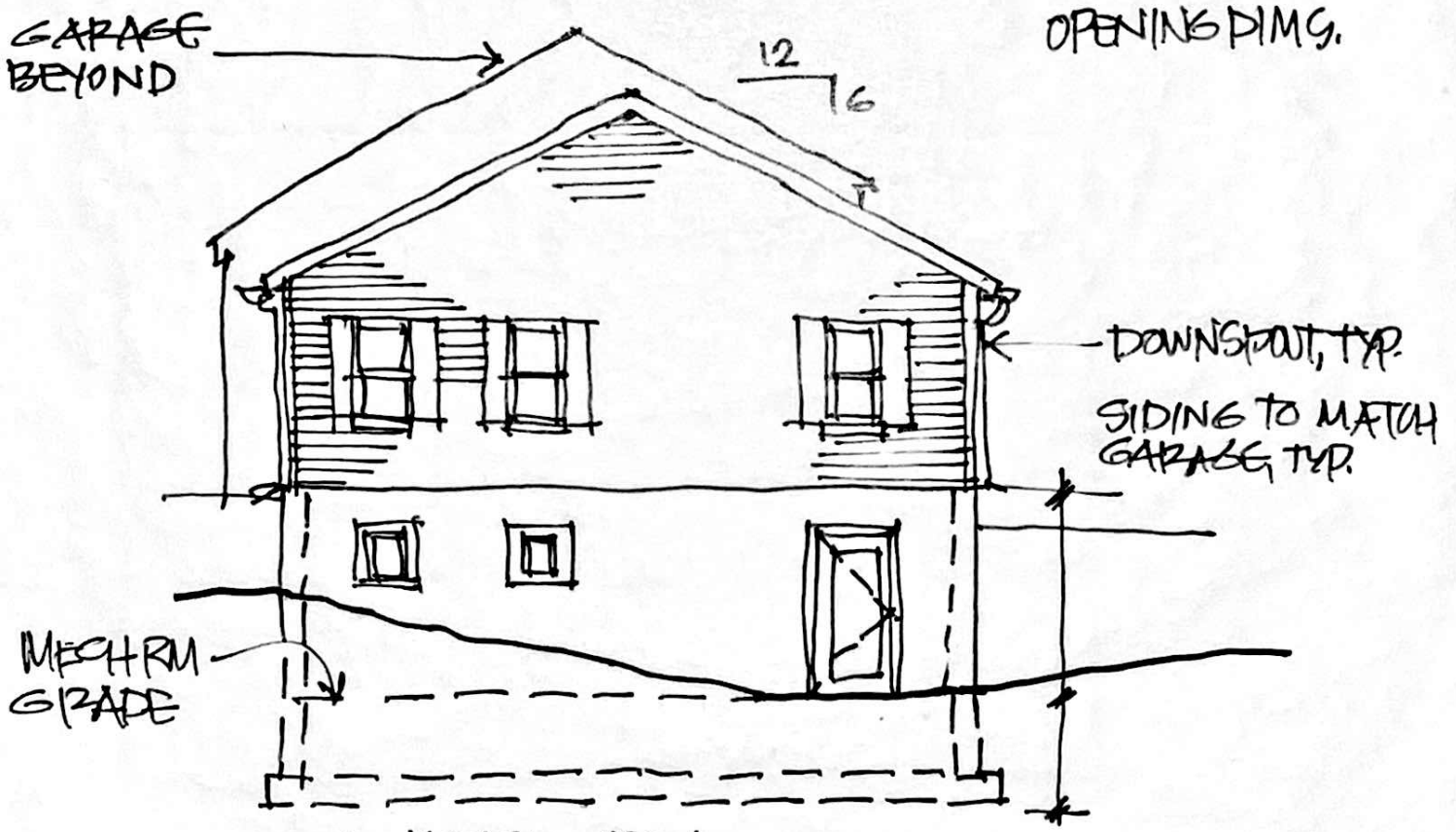


WELCOME  
ADDITION  
JAN 29, 2023



[3] GARAGE VIEW  
SCALE: 1/8" = 1'-0"

NOTE: SEE  
PLAN FOR  
OPENING DIMS.



[4] HOUSE VIEW  
SCALE: 1/8" = 1'-0"

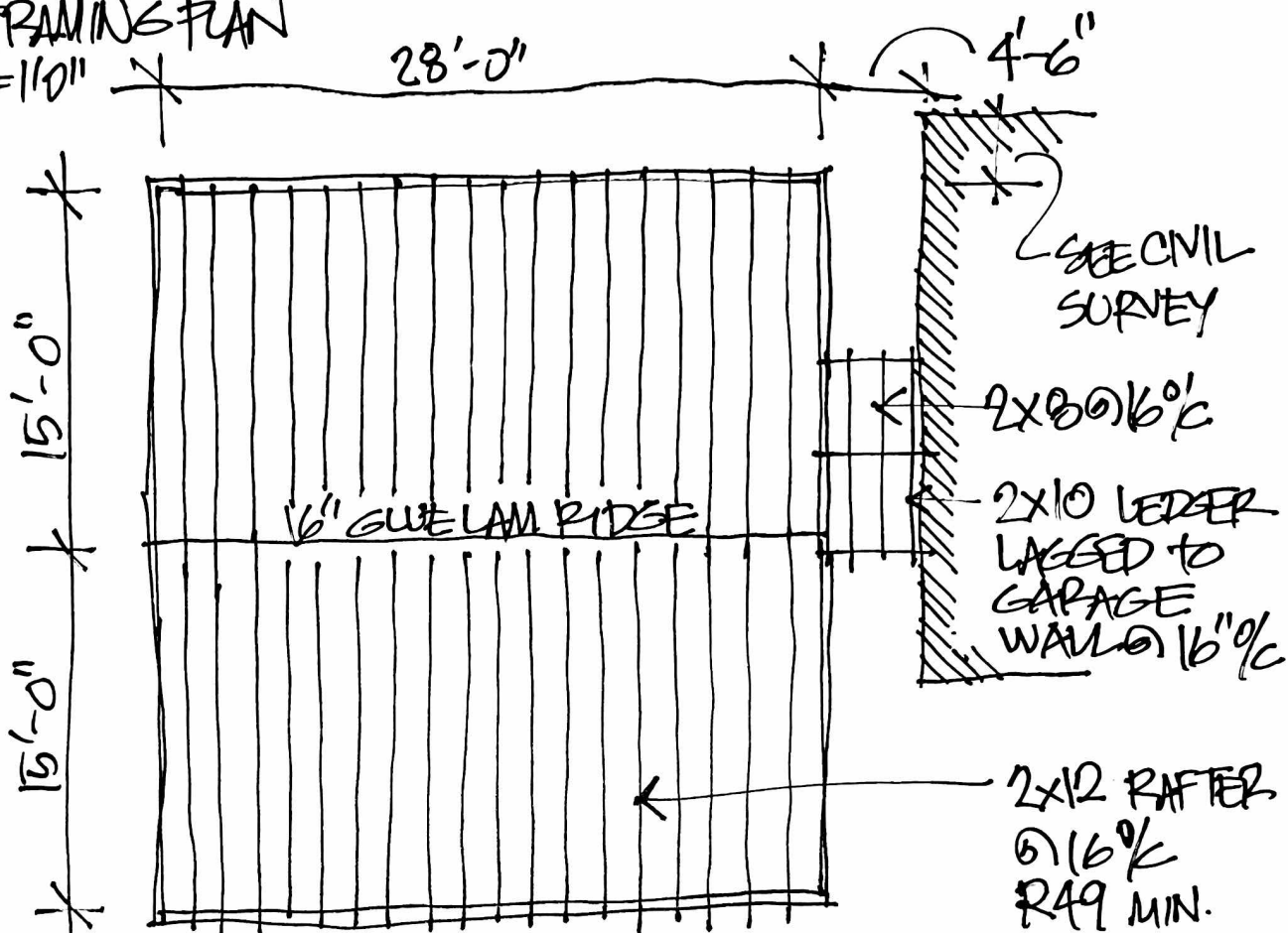


VIEW UP DRIVEWAY  
Nov. 26, 2022



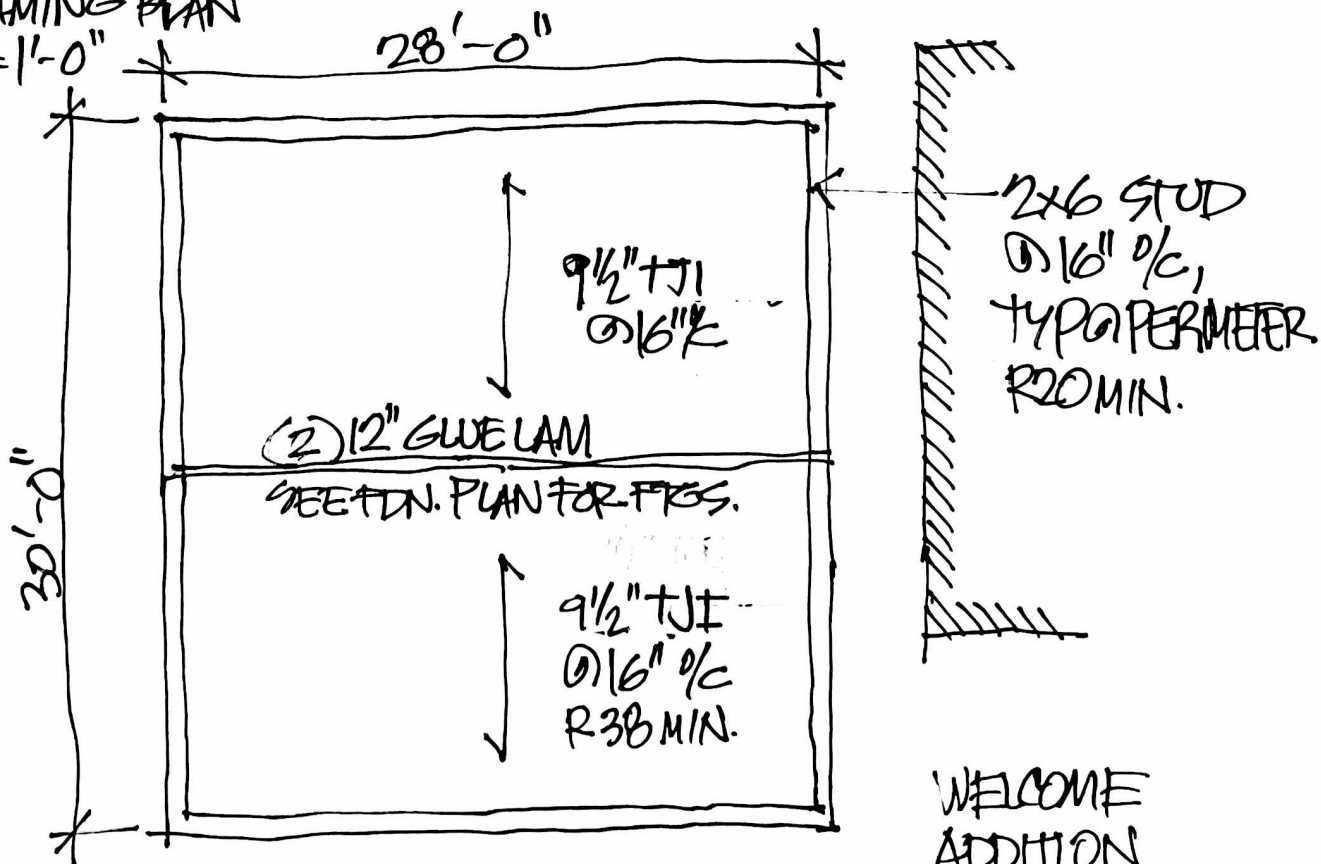
# 5 ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

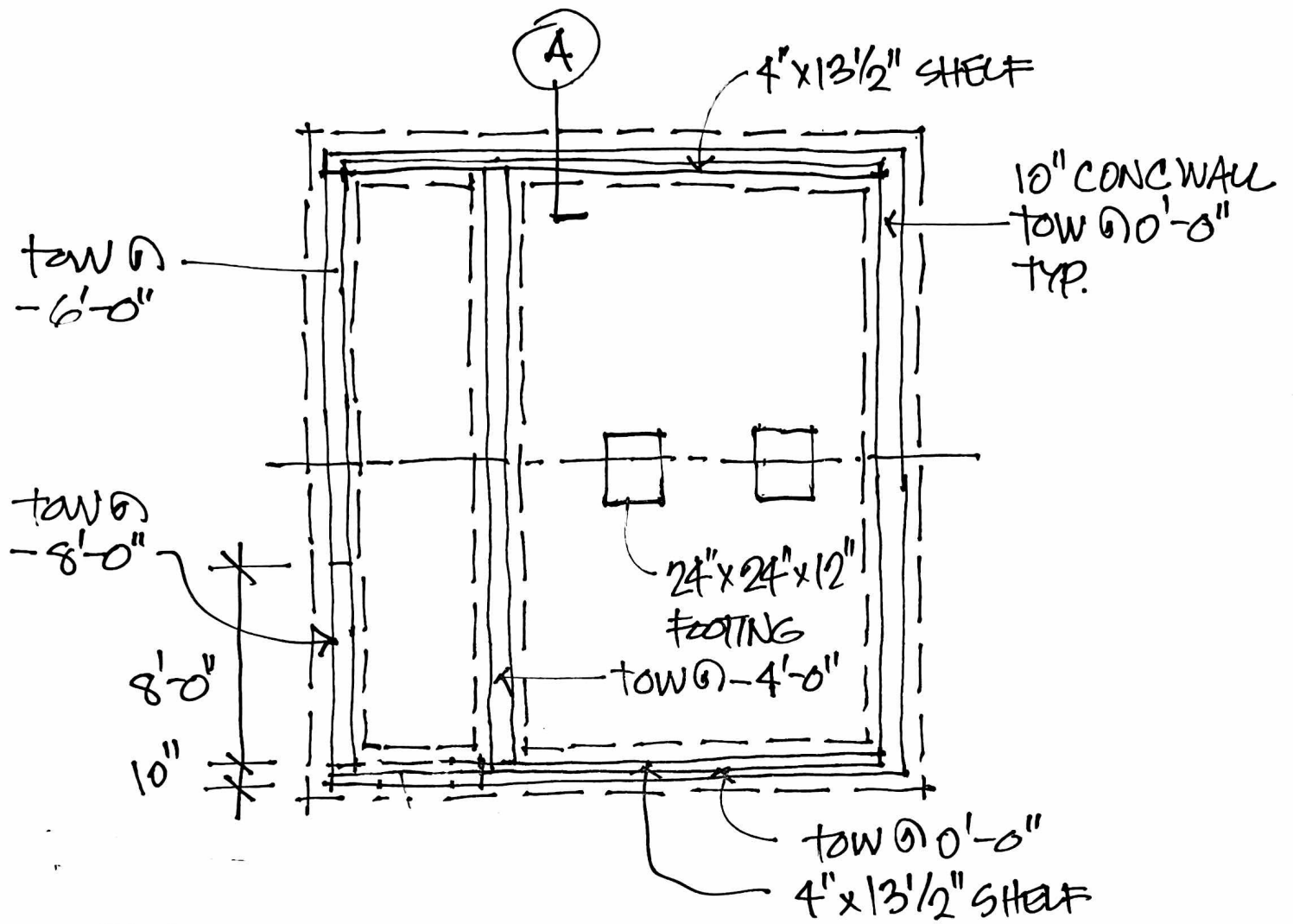


# 6 FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"



WELCOME  
ADDITION  
Aug 22, 2022



[7] FOUNDATION PLAN  
SCALE:  $\frac{1}{8}" = 1'-0"$

WELCOME RESIDENCE  
Aug 22, 2022

Foundation Details

4' = 1'0"

**A** WELCOME RESIDENCE  
Aug 22, 2022

