

Robert S. Largess, Jr., Chair  
Scott Paul, Vice-Chair  
William Talcott  
Walter A. Baker  
Michael Gagan  
Erica McCullum, Associate

Jennifer S. Hager,  
Community Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
(508) 865-8729  
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## TOWN OF SUTTON

### PLANNING BOARD & DEPARTMENT

### Payment of Taxes

The following entity: 120 Burbank Road has an application before the Planning Board relative to property located at 120 Burbank Road.

**Map: 10 Parcel: 11**

Please advise if any taxes are outstanding under these name at these locations.

Please provide information ASAP. Thank you!

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The above party \_\_\_\_\_ Does Does Not currently owe any taxes to the Town of Sutton.

Delinquent taxes are owned on the following property & time period:

Next DUE 2/1/24

Signed: [Signature], Tax Collector's Office Date: 11/28/23

From: **Knick Nunnemacher** <[r.nunnemacher@town.sutton.ma.us](mailto:r.nunnemacher@town.sutton.ma.us)>

Date: Sat, Nov 25, 2023, 10:14 AM

Subject: RE: 120 Burbank Road - Retreat lots and common driveway special permits

To: Jennifer Hager <[j.hager@town.sutton.ma.us](mailto:j.hager@town.sutton.ma.us)>

Cc: Tracey Tardy <[t.tardy@town.sutton.ma.us](mailto:t.tardy@town.sutton.ma.us)>, Ray Nichols

<[r.nichols@town.sutton.ma.us](mailto:r.nichols@town.sutton.ma.us)>, Linda Hicks <[lhicks@town.sutton.ma.us](mailto:lhicks@town.sutton.ma.us)>

My comments are:

1. Why is there a common driveway on Lot 1?

If it only serves Lot 1, why bother?

If it serves lots 1 and 3 it is not long enough.

The common driveway meets the maximum length of 500 ft. After that the driveway will branch to two driveways for lots 1 and 3. Lot 3 driveway section will be over an easement on lot 1.

2. The common driveway crosses about 150 feet of wetland. Has the Conservation Commission approved such a lengthy filling of wetlands?

Not yet, but we talked with them about it.

3. Building houses on the hill top at the east ends of lots 1 and 3 will require a long driveway that ascends a steep hillside.

The area where we have the proposed common driveway is not steep. The driveway will follow the slopes.

4. What does "ASSF AREA" in Lot 3 mean?

It is an area of subject to storm flow under the local bylaws.

Robert Nunnemacher

Sutton Board of Assessors

[4 Uxbridge Rd, Sutton, MA 01590](mailto:4 Uxbridge Rd, Sutton, MA 01590)

508-865-8722

## Project Review Form - Planning

**Applicant Name:** 120 Burbank Road, LLC  
**Property Owner's Name:** same  
**Public Meeting Date:** December 18, 2023  
**Location of Project:** 120 Burbank Rad  
**Type of Project:** Special Permits – Retreat lots and Common Driveway

**The undersigned has the following comments:**

applicant will need to site w/ com. com  
\* Can lot 3 be <sup>only</sup> accessed by common drive on lot 1 to avoid wetland crossing?  
This will avoid a 2nd wetland crossing.

Signature of Respondent: \_\_\_\_\_

Date: 12/6/23

Name Printed: \_\_\_\_\_

Wm. Wence

Department Name: \_\_\_\_\_

Com. Com

\*The Planning Board will take into consideration and recommendations made hereon before taking legal action on the above project. Lack of timely response may be deemed to be approval of a proposal.