



3 Executive Park Drive
Bedford, NH 03110
603.441.2900

December 20, 2023
Via FedEx and Electronic Submission

Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Attn: Jen Hager

**RE: Application to the Planning Board
Torrington Properties, Inc.
15 Pleasant Valley Road
(Map 10, Lot 93)
Town of Sutton
Worcester County, Massachusetts
BEMA # W221017**

Dear Ms. Hager,

As requested, enclosed please find three (3) full size copies of the latest Proposed Site Plan Documents (Revision 7) for the above referenced site. These documents have been recently updated to address driveway alignment and design changes associated with the MassDOT review and approval of the proposed driveway. The driveway radii were increased to 30' and the center island revised to provide a more defined sweeping movement to convey right turns only exiting the site. A utility pole was impacted by the new access drive alignment. We have coordinated two new poles to be proposed along Pleasant Valley with Eversource for the replacement of the pole in conflict. In addition, the Utility Plan has been updated to reflect the offsite water and sewer connections down Pleasant Valley and connection at Boston Road. In our original designs we had depicted the offsite utility extensions and then changed it to depict a connection to the Galaxy Pass property in the rear. Unfortunately, a reasonable easement agreement could not be made between the lot owners and we are proceeding with the offsite extensions. These improvements have been discussed with sewer, water and DPW at an onsite walk to review the proposed connections and disturbance within Pleasant Valley Road. Construction is currently underway, and we are seeking clarification as to whether or not these changes can be reviewed administratively or if the plans need to be sent back to the planning board to review.

Should you have any questions or require additional information, please do not hesitate to contact me at (603) 441-2900. Thank you.

Sincerely,

BOHLER //

Greg DiBona

Enclosure: CC w/ electronic copies
Pete Doucet, Torrington Properties

