December 5, 2022

Requested Waiver List
Sutton Planning Board for Convenient MD Urgent Care Facility

Torrington Properties, Inc.   **15 Pleasant Valley Road**
                                                   Town of Sutton, MA

Associated with our application for a 5,253 SF freestanding Convenient MD Urgent Care clinic, there are three variances that have been submitted to the Zoning Board for consideration. These variances relate to the Medical Clinic Use, wall signage square footage and internally illuminated pylon sign square footage.

Our application also requires relief from a number of design waivers that are associated with the Business-Highway (B2) zoning and Route 146 Overlay District requirements. These items have been specifically noted on the *Site Layout Plan,* sheet C-301 and listed below for clarity.

Design Waivers (W):

- Section B. Off-street Parking, Loading and Landscaping regulations.

    o 5.a.2. the landscape area will have sufficient trees arranged to that a vegetated buffer is effectively provided from the public street, whereas due to sight triangle restrictions, the landscaping is pulled back to provide a clear line of sight to the driveway and the building from Route 146 (W)

    o 5.b.1. A landscape area at least 10 feet wide is required, whereas some landscape islands are smaller than 10' wide (W)

    o 5.c.3. Interior landscape areas shall be dispersed so as to define aisle and limit unbroken rows of parking to a maximum of 100 feet, whereas the rows of parking extend longer than 100' (W)

- Route 146 Overlay District Bylaw

    o 4.a.3. Slope Protection: disturbance of grade greater than 15% on site (W)

    o 4.b.1. Minimum 35% of open space required, where 12.33% is provided (W)

    o 4.C.1.C Pedestrian paths linking major buildings to open space are required, whereas non are provided (W)

    o 4.C.1.D. Common gathering area required, whereas non are provided (W)

    o 4.C.2.D. Required shelters for public transit, whereas non are provided (W)

- Parking Setbacks

    o Front Yard (50' is permitted) – 19.2' is proposed (W)

    o Side Yard (20' is permitted) – 5.2' is proposed (W)