

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

Jennifer S. Hager
Economic Development & Planning Director



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508) 865-8729
Fax: (508) 865-8721

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

SPECIAL PERMIT APPROVAL (RETREAT LOT)

April 13, 2022

Town Clerk, Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on April 11, 2022 voted to approve the Special Permit ("Application") submitted on March 30, 2022, by Andre Kozaczka of Grafton, MA for land owned by Steven & Linda Dzicek of Northbridge, MA located at 16 Carr Street. The Application proposes to designate a portion of land as a retreat lot with 13+/- acres and 50' of frontage.

Public hearings concerning the application and associated project were held on the following evening(s): April 11, 2022

The Planning Board conducted deliberations on the following evening: April 11, 2022

Hearing Attendance:

April 11, 2022 M. Gagan, W. Talcott, R. Largess, Jr., S. Paul, W. Baker

Eligible to vote: M. Gagan, W. Talcott, R. Largess, Jr., S. Paul, W. Baker

Absent: none

The following individuals raised questions and/or expressed concerns with the Application: none

The following individuals spoke in favor of the application: applicant and owner

The following members voted in favor of granting the approval: M. Gagan, W. Talcott, R. Largess, Jr., S. Paul, W. Baker

The following members voted in opposition to the approval: none

Approval was based on the following plans:

Plan of Land, 16 Carr Street, Book 814, Page 5 recorded at the Worcester Registry of Deeds

Approval was based on the following conditions:

1. Prior to endorsement the applicant shall make all plan revisions per the Planning Director's memo dated April 6, 2022.
2. A recorded copy of the decision, covenant and plan must be received by the Planning Department within 3 months.
3. Approval of all other applicable Boards, Departments and Commissions.
4. The Driveway shall have a maximum grade of 12% and minimum paved width of 12' width and 15' cleared width.
5. The house number shall be clearly visible at the street in both directions of travel.
6. Underground utilities shall be provided on this retreat lots, unless the Planning Board makes findings in open meeting that underground utilities are not practical due to extreme topographical or environmental constraints and/or safety issues. Above ground utilities shall not be allowed solely for the convenience and/or preference of a petitioner.
7. No occupancy permit shall be granted until all conditions and requirements of this bylaw are 100% complete.

Michael Gagan (rem)
Michael Gagan, Chair

cc: Town Administrator
Board of Assessors
Conservation
Applicant

Building Inspector
Fire Department
Highway Department

Board of Health
Police Department
Board of Selectmen

Filed in the Town Clerk's office

April 13, 2022

Laura J. Caruso
Laura J. Caruso, Town Clerk

I, hereby certify that twenty-one days have lapsed since the filing of the above reference decision in the Town Clerk's office on May 4, 2022 and that no appeal has been filed.

Laura J. Caruso

Laura J. Caruso, Town Clerk

NOTE: This permit must be utilized within two (2) years or it will expire and no longer be valid.