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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager, Planning & Economic Development Director *JSH*

DATE: April 6, 2022

RE: 16 Carr Street – Retreat Lot

I have reviewed the documents and plans submitted for this project and have the following comments:

General

Although this lot already exists and was previously granted a retreat lot Special Permit, it was not utilized and has expired.

VI.H. – Retreat Lot Requirements

- e. Prior to endorsement, the non-buildable note must be removed and the covenant notation must be added.
- h. Prior to endorsement, the regularity factor OR a 200' X 200' buildable area must be included on the plan.

Form A Plan Requirements – After the appeal period, and prior to endorsement the following items must be included on the revised plan.

- Remove unbuildable notation and add covenant notation.
- Ensure owner and abutter names are all up to date.
- Show placement of boundary markers (IE: iron pins or concrete monuments) at both front lot corners and at enough points along the perimeter so the landowner knows roughly where their property is and to recreate the survey in the field.
- Show dotted lot width line with dimension at 50' back from frontage parallel to the street.
- Add 60% upland compliance note.
- Show regularity factor or minimum 200' X 200' area where house, well and septic will be located.

Minimum Conditions of Approval

If the Board chooses to take action on this application, they should at a minimum include the following conditions:

1. Prior to endorsement the applicant shall make all plan revisions per the Planning Directors 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.