

Michael Gagan, Chair
Robert S. Largess Jr.
Scott Paul
Walter A. Baker,
William Talcott

Jennifer S. Hager,
Planning & Economic Development Director



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

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: January 28, 2022

RE: Koopman Lumber – 29 Gilmore Drive

I have reviewed the plan set and submittal materials and have the following comments.

General

Work and underground structures are proposed in the required side lot setbacks. The Board must decide if the intent of the bylaws as to the purpose of setbacks is maintained or if this proposal will require a variance.

Waiver requests

IV.B.5b. – Waiver to eliminate 10' landscaping strip to adjacent properties.
IV.C.4.g. – Waiver from showing new lighting.

IV.C. - Site Plan Review

- a. Signature lines for the Planning Board need to be added to the architectural plans
- p. Indicate façade material type and color on architectural plans.

VII.A.2. – Special Permit for Use

In acting upon an application for a special permit for warehouse with distribution at this site, the Board shall make findings regarding the following:

1. The appropriateness of the specific site as a location for the use;
2. The adequacy of public sewerage and water systems;
3. The effect of the developed use upon the neighborhood;

4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.

Minimum Conditions

1. Prior to endorsement of the Site Plan, reference to any waivers granted and all conditions of approval shall be listed on the plans.
2. Within 10 days of endorsement the Applicant/Engineer shall submit three (3) complete prints of the endorsed site plans and one (1) electronic copy to the Sutton Planning Office.
3. Prior to commencement of construction on the site, all required approvals and/or permits shall be received from applicable permitting authorities.
4. Within a month of completion of construction, the Applicant shall submit to the Planning Board an As-Built Plan and written certification from the Project's engineer that the entire site has been constructed substantially in accordance with the Site Plan.
5. The Board reserves the right to review lighting post installation and require additions to achieve the intent of the bylaws.
6. Prior to issuance of sign permits the applicant shall submit any sign details not shown on the Site Plan to the Planning Department. Said submittal shall be reviewed and acted on in compliance with the Sign Bylaw.