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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: February 24, 2022

RE: Interior Design/Retail – 356 Manchaug Road
Use Special Permit & Waiver Site Plan Review

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

IV.C.3. – Waiver of Site Plan Review

The Board must state if and why they feel waiver of Site Plan Review is appropriate for this application. When voting on the waiver, the Board can impose any conditions it deems appropriate.

VII.A.2. – Special Permit for Use

In acting upon an application for a special permit for a retail home design store at this site, the Board shall make findings regarding the following:

1. The appropriateness of the specific site as a location for the use;
The site is zoned Village District which allows for a mix of residential and business uses. Additionally, it is the former location of similar retail and public uses such as an interior design shop, Village post office, and company store.
2. The adequacy of public sewerage and water systems;
The site has both public water and sewer service.
3. The effect of the developed use upon the neighborhood;
The hours will be limited (10 AM to 6 PM). The use is not disruptive. Again it is similar to decades of past uses.

4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
The site has more than ample circulation and parking to not cause traffic safety issues.
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.
The site and building have been structured for safe and proper operation of the intended use.

Minimum Conditions

1. Prior to occupancy of the site, all required approvals and/or permits shall be received from applicable permitting authorities, especially compliance with the review form from the Fire Department dated 2/9/2022.
2. Prior to issuance of sign permits and sign fabrication the applicant shall submit any sign details to the Planning Department. Said submittal shall be reviewed and acted on in compliance with the Sign Bylaw.