

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



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

Jennifer S. Hager
Planning and Economic Development Director

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board Special Permit Decision

February 23, 2021

Town Clerk

The Planning Board at a meeting held February 22, 2021 voted to approve the Retreat Lot Special Permit submitted by Brad Small, Uxbridge, MA for property owned by Henri Leduc, Jr., Douglas, Ma. The applicant seeks to designate an existing property located at 372 Central Turnpike with 21.84 acres and 119.45' frontage as a retreat lot.

Public hearings concerning the application and associated project were held on the following evenings: February 22, 2021

The Planning Board conducted deliberations on the following evenings: February 22, 2021

The following members were present: M. Gagan, R. Largess, S. Paul, W. Talcott

The following members were absent: W. Baker, K. Bergeson

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

The following members voted in opposition to the approval: None

The following individuals had concerns and/or comments on the application: M. Barbato, 380 Central Turnpike

The Board felt the Retreat Lot Special Permit should be granted because it was found to be in compliance with the specific requirements of the retreat lot bylaw, and that granting the permit would not be a detriment to the area.

Locus: 372 Central Turnpike, Sutton, MA 01590

Retreat Lot – 372 Central Tpk
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Approval was based on the following plan as submitted:

Land of Plan for Proposed Retreat Lot prepared for Henry A. & Cynthia A. Leduc, Douglas by
Land Planning. January 26, 2021


Approval was also based on the following condition:

1. A recorded copy of the decision, covenant and plan must be received by the Planning Department within 3 months.
2. Approval of all other applicable Boards, Departments and Commissions, especially the Conservation Commission.
3. The Driveway shall have a maximum grade of 12% and minimum paved width of 12' width and 15' cleared width.
4. The house number shall be clearly visible at the street in both directions of travel.
5. No occupancy permit shall be granted until all conditions and requirements of this bylaw are 100% complete.
6. The Applicant will complete revisions to the plan per the review form from the Assessor's office dated 1/30/21
7. Applicant will not file the decision and will not submit the Form A plan for approval and endorsement until an Order of Conditions has been issued by the Conservation Commission



Michael Gagan, Vice-Chair

NOTE: Any appeals to this decision shall be made pursuant to M.G.L. Chapter 40A §17 within twenty days of the filing of this decision with the Town Clerk.

cc: Town Manager	Building Inspector	Board of Health
Board of Assessors	Fire Department	Police Department
Conservation	Highway Department	Applicant
Parties in Interest		

Filed in the Town Clerk's office February 23, 2021

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 March 16, 2021 and that no appeal has been filed.


Laura J. Caruso, Town Clerk

NOTE: This permit must be utilized within three (3) years or it will expire and no longer be valid.

ATTEST: WORC Kathryn A. Toomey, Register