

December 17, 2023

To: Town of Sutton Planning Board & Department

Re: Retreat Lot Special Permit, 372 Central Turnpike, Sutton, MA 01590

This letter is a request to extend the retreat lot special permit for the above named property. As of February 22, 2021 I received approval for a "Retreat Lot Special Permit" submitted by myself, Brad Small, Uxbridge, MA by the Town of Sutton Planning Board and Department. Since that date there have been several attempts made to contact various contractors for estimates for the work detailed in the approved plans with the permit. There were no responses until November 16, 2022 when returned calls by a contractor began a conversation about an estimate for the work to complete per the plans already approved. In February 2023, I decided to also include plans for a home to be built along with the driveway to obtain an all-inclusive estimate for the work to save time and financial commitment for the entire project. Several attempts were made to find an architect from that point forward. July 7, 2023, I met with an architect to begin plans for a house to include with the total estimate for the work by the contractors. I am still communicating with the architect to complete the plans for the house.

I do not expect that the plans for the house will be completed in time for the expiration date of the current special permit, February 21, 2024. Therefore, I wish to extend the deadline to allow for the necessary time to finalize the house plans, obtain an estimate, and complete the work ASAP.

Some important factors to consider are the effects of the COVID-19 pandemic from March 2021 – April 2023. The restrictions, limitations, and lack of available resources contributed to the absence of responses by contractors and architects for supplying estimates for the work. The effects of the pandemic also included a large increase in costs and supply shortfalls for materials for building the project. My financial standing needed additional funds for these unexpected changes.

No alterations have occurred to the property or the plans to date. The plans approved February 2023 remain the same. The only fault of incompleteness of work within the initial approval time-frame lies in actions beyond my control. I expect that a two year extension should suffice barring any other unforeseen delays. It is my intention to apply for a building permit near the end of winter/early spring of 2024 to enable the completion of the plan for the property at 372 Central Turnpike, Sutton, MA.

If there are any further questions, please contact me by phone at 774-482-0066 or email @ hydrus.inc@charter.net.

Regards,

Bradley Small