

William Talcott, Chair  
Scott Paul, Vice-Chair  
Robert S. Largess, Jr.  
Walter A. Baker  
Michael F. Gagan  
Erica McCallum, Associate

Jennifer S. Hager,  
Planning & Economic Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
(508) 865-8729  
[www.suttonma.org](http://www.suttonma.org)

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board  
Public Hearing Notice

In accordance with the provisions of the Sutton Zoning Bylaws, Sections VI.H. & I. Retreat Lot and Common Driveway Bylaws, the Planning Board will hold a public hearing on the applications submitted by Thomas & Kathleen Palumbo of Sutton, MA. The applicant proposes to divide off a 9.7+/- acre retreat lot with 78' of road frontage from their land located at 38 Southwick Road. Access to this retreat lot will be via a common driveway over 38 Southwick Road. These applications request approval of both the retreat lot and the common driveway.

**This hearing is scheduled to take place on July 10, 2023 at 7:45 P.M.** This meeting will be held at Sutton Town Hall and virtually by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US and (New York) **Meeting ID: 834 1316 7431 Passcode: 842318**

A copy of the filing may be viewed at the office of the Town Clerk or on the Planning Board page at [www.suttonma.org](http://www.suttonma.org).

William Talcott, Chair

*Published June 22 & 29, 2023*

TOWN OF SUTTON  
23 JUN 14 PM 2:28



Town of Sutton  
Planning Department  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
508-865-8729  
<https://www.suttonma.org/planning-board>

OFFICIALLY FILED  
JUN 16 2023  
WITH THE  
SUTTON PLANNING BOARD

## APPLICATION FOR SPECIAL PERMIT (III.A. OR VI)

### APPLICANT & PROPERTY OWNER INFORMATION

NAME Thomas and Kathleen Palumbo  
STREET 38 Southwick Road CITY/TOWN Sutton  
STATE MA ZIP 01590 PHONE 508-865-4197 EMAIL TMPalumbo@gmail.com

NAME, ADDRESS & CONTACT INFO OF PROPERTY OWNER (if different from Applicant)  
\_\_\_\_\_

### SITE INFORMATION:

STREET AND NUMBER 38 Southwick Road  
ZONING DISTRICT R-1 ASSESSOR'S MAP 31 LOT #(S) 23 DEED INFO BOOK 6705 PAGE 331  
LOT SIZE 12.9 Acres FRONTAGE 522.4'  
CURRENT USE Residential house lot

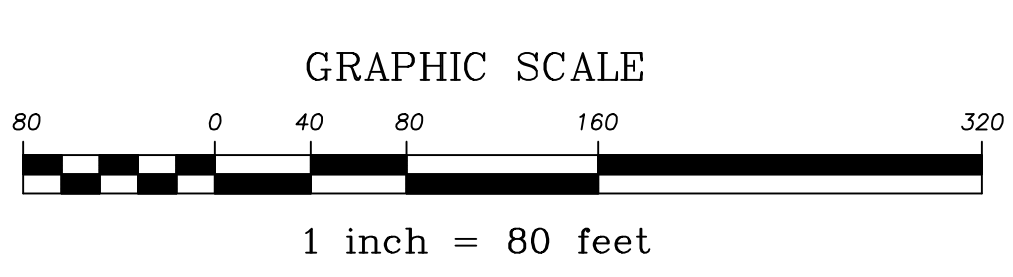
### PROJECT/PLAN INFORMATION:

PLAN TITLE Special Permit Plan - Retreat Lot  
Civil Site Engineering LLC,  
PREPARED BY (name/address/contact info) 10 River Road Uxbridge 01569  
DATE PREPARED 4/1/2023 REVISION DATE(S) \_\_\_\_\_

APPLICABLE SPECIAL PERMIT SECTION (Select from III.A. Use Table or VI.) Section VI, H&I  
Retreat Lot & Common Driveway  
\*ATTACH PROJECT DESCRIPTION\*

APPLICANT'S SIGNATURE Thomas M. Palumbo DATE 4-3-23  
PROPERTY OWNER'S SIGNATURE (if not Applicant) \_\_\_\_\_ DATE \_\_\_\_\_





# STORMWATER REPORT

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38 Southwick Road

## HYDRO CAD CALCULATIONS

June 15, 2023



*Prepared by:*

*Prepared for:*

Thomas Palumbo  
38 Southwick Road  
Sutton MA



Office phone: 508-779-0018  
Mailing Address: PO Box 248, Douglas MA 01516  
Office: Suite 206, 10 River Rd, Uxbridge MA 01569

[www.CivilSiteEngineering.com](http://www.CivilSiteEngineering.com)  
SITE PLANNING SEPTIC DESIGN WETLANDS

## **STORMWATER REPORT**

### **38 Southwick Road – June 2023**

The following information and assumptions were used in pre and post drainage calculations for the proposed Common Driveway at 38 Southwick Road. Calculations evaluate pre and post conditions based on changes in impervious area under the proposed common driveway development scenario.

### **SITE CHARACTERISTICS**

The site is located on the easterly side of Southwick Road. A small intermittent stream traverses the front section of the Lot. The subject sub-watershed is approximately 4.4 acres+/- consisting of an existing house, lawn, driveway, woodlands and wetlands. The pre and post analysis point is located at the intermittent stream at the southwesterly property line. According to the Worcester County Soil Survey this drainage area categorized as 307B, Paxton Soil, with a Hydraulic Soil Group C. These soils have a slower infiltration rate and an estimated seasonally high groundwater.

### **HYDROCAD ANALYSIS**

The Pre and Post Development Runoff rates for the 2, 10 and 100-year storm events were analyzed at the analysis point. The following table illustrates Pre and Post Rates. The MA Handbook for Conservation Commissions was referenced for the 24-hour rainfall data for the select storm events. See attached Hydro Cad report for complete analysis. One analysis point was used to evaluate the changes in pre and post stormwater characteristics.

**TABLE 2**

<b>Analysis Point</b>	<b>2 Year – 3.4” (cfs)</b>		<b>10 Year – 4.8” (cfs)</b>		<b>100 Year – 7.0” (cfs)</b>	
	<b>Pre</b>	<b>Post</b>	<b>Pre</b>	<b>Post</b>	<b>Pre</b>	<b>Post</b>
<b>#1</b>	3.11	3.29	6.49	6.72	11.54	11.81

### **CONCLUSION**

The proposed changes in stormwater volumes or rates are minimal as a result of the proposed common driveway. As the calculations illustrate, even in the larger storm events, there is only a small increase in discharge rates. It is also important to note, that the proposed driveways will utilize open country drainage. A larger watershed analysis will be needed for the new culvert design under the proposed common driveway. The proposed culvert analysis and sizing will be calculated and determined during the Conservation Commission review process.





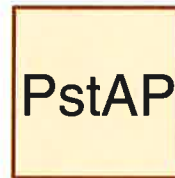
ExistingSubArea



AnalysisPnt



ProposedSubArea



PostAP



**Routing Diagram for Drainage**

Prepared by Civil Site Engineering LLC

HydroCAD® 10.00 s/n 00903 © 2011 HydroCAD Software Solutions LLC

## Drainage

Prepared by Civil Site Engineering LLC

HydroCAD® 10.00 s/n 00903 © 2011 HydroCAD Software Solutions LLC

100 Year Storm  
Type III 24-hr Rainfall=7.00"

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: ProposedSubArea**      Runoff Area=190,100 sf   24.19% Impervious   Runoff Depth>4.44"  
Flow Length=550'   Tc=36.2 min   CN=78   Runoff=11.81 cfs   1.616 af

**Subcatchment Exst: ExistingSubArea**      Runoff Area=190,100 sf   21.89% Impervious   Runoff Depth>4.34"  
Flow Length=550'   Tc=36.2 min   CN=77   Runoff=11.54 cfs   1.577 af

**Reach ExtAP: AnalysisPnt**      Inflow=11.54 cfs   1.577 af  
Outflow=11.54 cfs   1.577 af

**Reach PstAP: PostAP**      Inflow=11.81 cfs   1.616 af  
Outflow=11.81 cfs   1.616 af

**Total Runoff Area = 8.728 ac   Runoff Volume = 3.193 af   Average Runoff Depth = 4.39"**  
**76.96% Pervious = 6.718 ac   23.04% Impervious = 2.011 ac**

## Drainage

Prepared by Civil Site Engineering LLC

HydroCAD® 10.00 s/n 00903 © 2011 HydroCAD Software Solutions LLC

100 Year Storm  
Type III 24-hr Rainfall=7.00"

### Summary for Subcatchment 1S: ProposedSubArea

Runoff = 11.81 cfs @ 12.50 hrs, Volume= 1.616 af, Depth> 4.44"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.00"

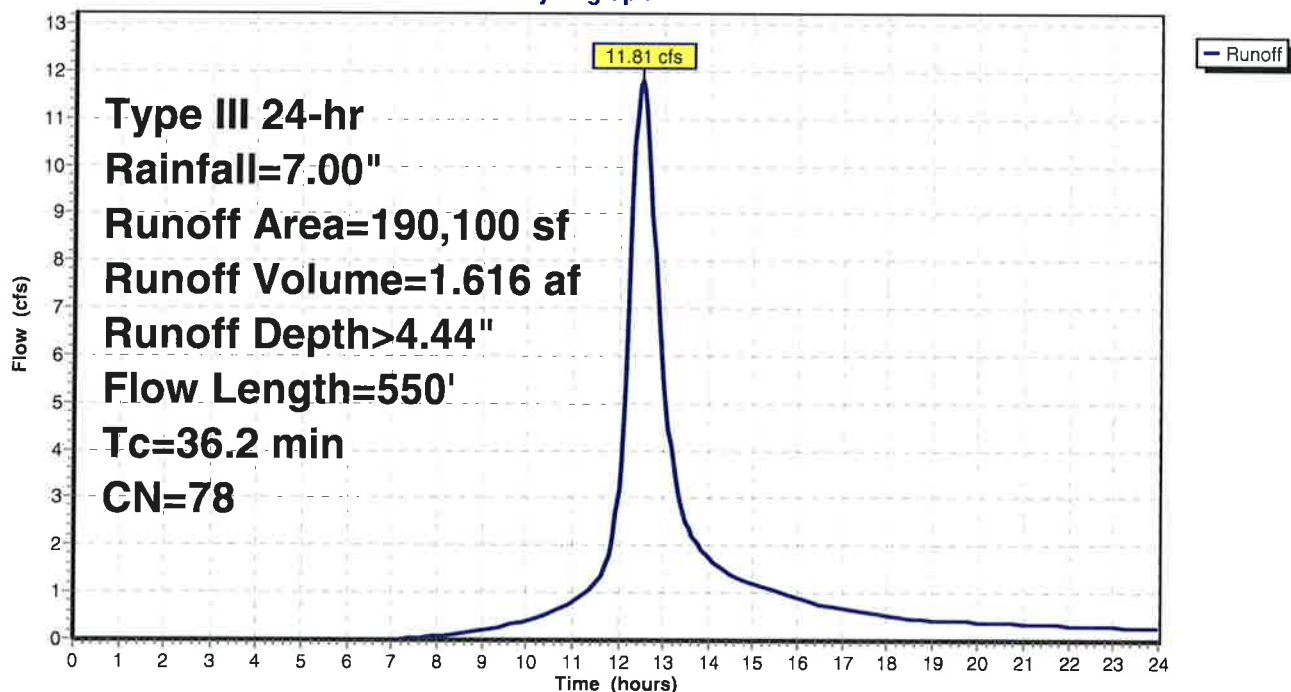
	Area (sf)	CN	Description
*	32,791	98	Wetland
*	3,000	98	House
*	10,185	98	Driveway
	48,200	74	>75% Grass cover, Good, HSG C
	95,924	70	Woods, Good, HSG C
	190,100	78	Weighted Average
	144,124		75.81% Pervious Area
	45,976		24.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.3	50	0.0100	0.03		<b>Sheet Flow, Sheet Flow</b>
					Woods: Dense underbrush n= 0.800 P2= 3.20"
7.9	500	0.0440	1.05		<b>Shallow Concentrated Flow, Wetland channel</b>
					Woodland Kv= 5.0 fps
36.2	550	Total			

### Subcatchment 1S: ProposedSubArea

Hydrograph





## Drainage

Prepared by Civil Site Engineering LLC

HydroCAD® 10.00 s/n 00903 © 2011 HydroCAD Software Solutions LLC

100 Year Storm  
Type III 24-hr Rainfall=7.00"

### Summary for Subcatchment Exst: ExistingSubArea

Runoff = 11.54 cfs @ 12.50 hrs, Volume= 1.577 af, Depth> 4.34"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=7.00"

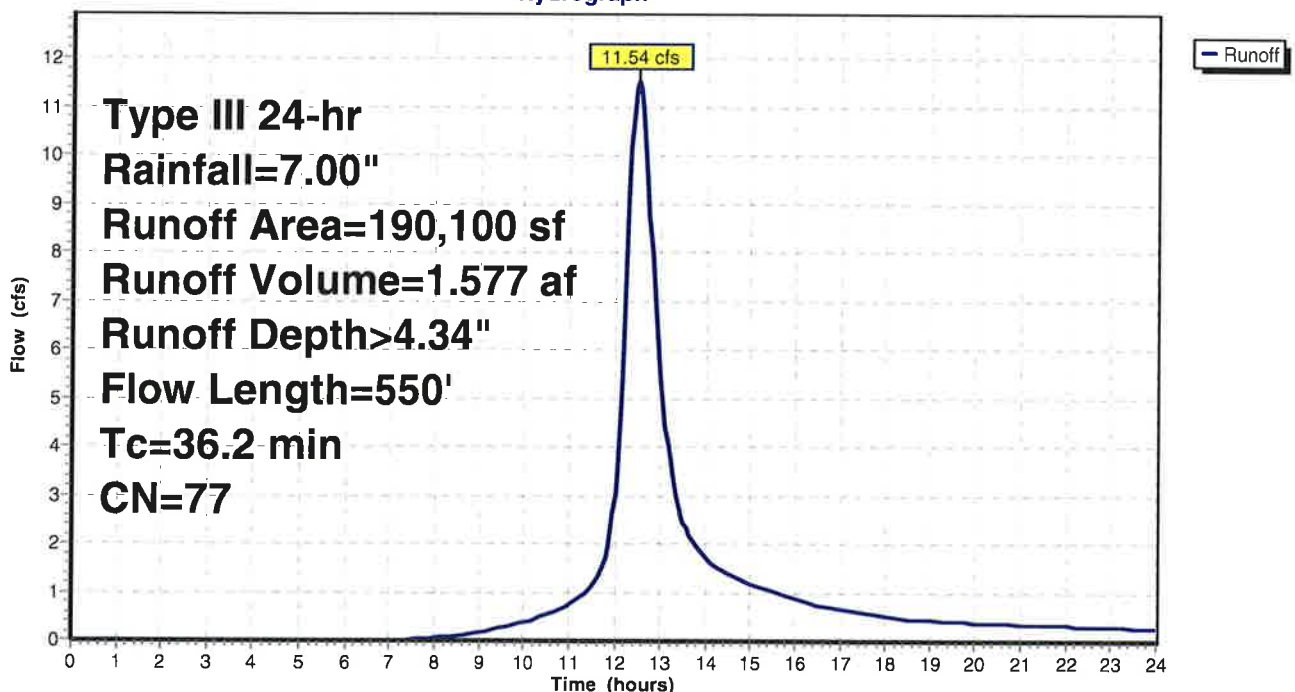
	Area (sf)	CN	Description
*	32,791	98	Wetland
*	3,000	98	House
*	5,814	98	Driveway
	50,000	74	>75% Grass cover, Good, HSG C
	98,495	70	Woods, Good, HSG C
	190,100	77	Weighted Average
	148,495		78.11% Pervious Area
	41,605		21.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.3	50	0.0100	0.03		<b>Sheet Flow, Sheet Flow</b>
					Woods: Dense underbrush n= 0.800 P2= 3.20"
7.9	500	0.0440	1.05		<b>Shallow Concentrated Flow, Wetland channel</b>
					Woodland Kv= 5.0 fps
36.2	550	Total			

### Subcatchment Exst: ExistingSubArea

Hydrograph



## Drainage

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100 Year Storm  
Type III 24-hr Rainfall=7.00"

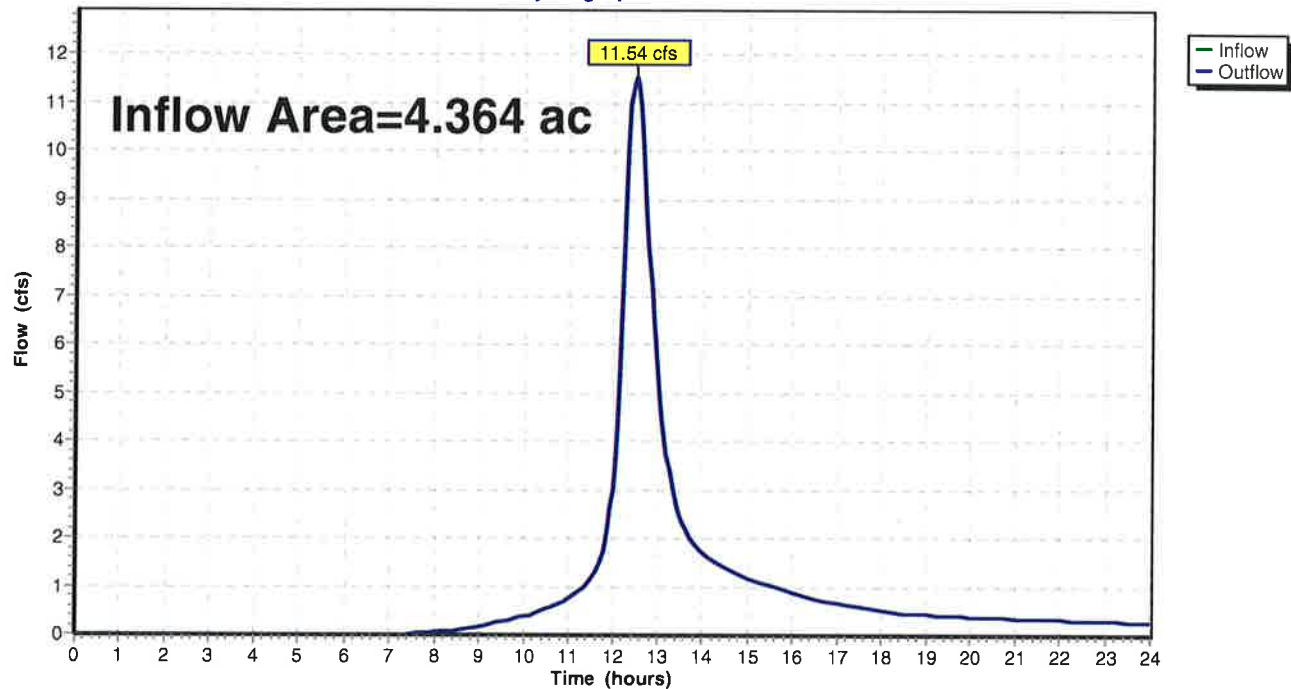
### Summary for Reach ExtAP: AnalysisPnt

Inflow Area = 4.364 ac, 21.89% Impervious, Inflow Depth > 4.34"  
Inflow = 11.54 cfs @ 12.50 hrs, Volume= 1.577 af  
Outflow = 11.54 cfs @ 12.50 hrs, Volume= 1.577 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Reach ExtAP: AnalysisPnt

Hydrograph



## Drainage

Prepared by Civil Site Engineering LLC

HydroCAD® 10.00 s/n 00903 © 2011 HydroCAD Software Solutions LLC

100 Year Storm  
Type III 24-hr Rainfall=7.00"

### Summary for Reach PstAP: PostAP

Inflow Area = 4.364 ac, 24.19% Impervious, Inflow Depth > 4.44"

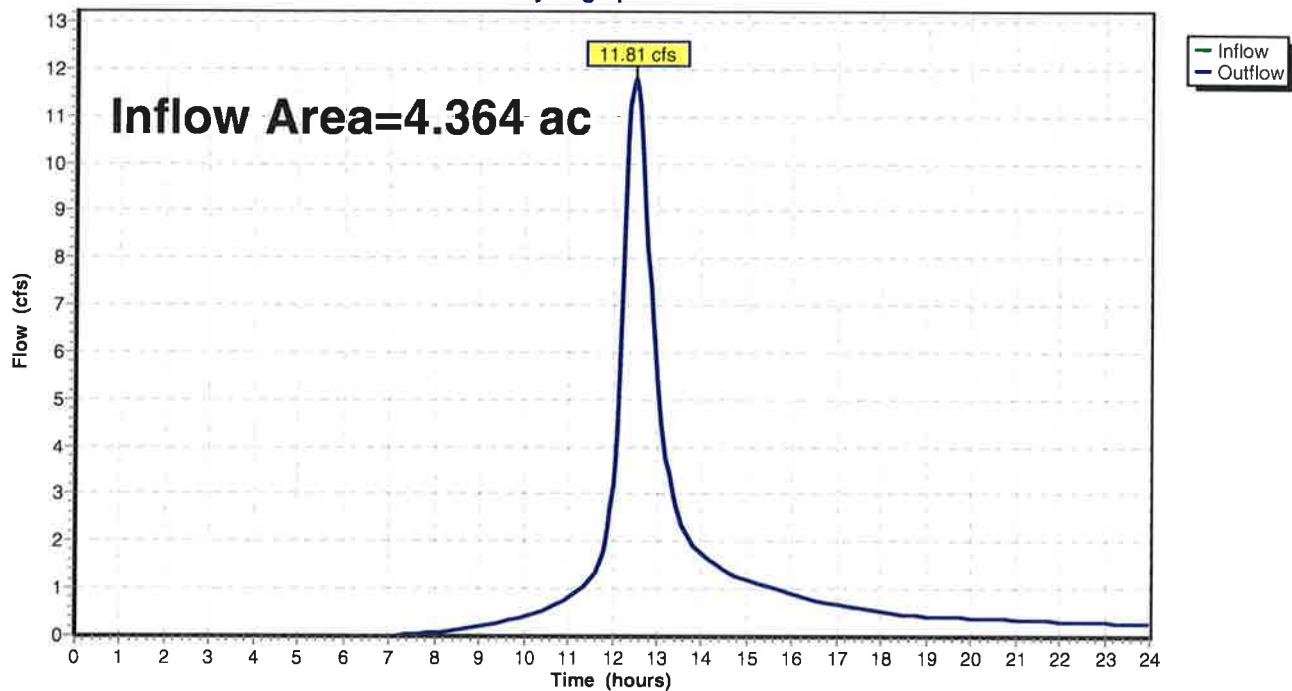
Inflow = 11.81 cfs @ 12.50 hrs, Volume= 1.616 af

Outflow = 11.81 cfs @ 12.50 hrs, Volume= 1.616 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Reach PstAP: PostAP

Hydrograph



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## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

### MEMORANDUM

TO: Planning Board

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

DATE: June 21, 2023

RE: 38 Southwick Road – Retreat Lot/Common Driveway

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

#### VI.H. – Retreat Lot Requirements

The plan appears to meet all retreat lot requirements.

#### VI.I. – Common Driveways

In accordance with the general provisions of this bylaw, this common driveway is requested to avoid additional wetland impact.

The plan appears to meet all common driveway requirements.

Form A Plan Requirements – All Approval Not Required (ANR) Plan requirements appear to have been met. These requirements are for creation of a new lot along an existing roadway.

#### Minimum Conditions of Approval

1. A recorded copy of the decisions, retreat lot covenant and plan must be received by the Planning Department within 6 months.
2. Approval of all other applicable Boards, Departments and Commissions.
3. The retreat lot driveway extending past the common driveway shall have a maximum grade of 12% and minimum paved width of 12' width and 15' cleared width.

4. Underground utilities shall be provided on the common driveway and the retreat lot, unless the Planning Board makes findings in open meeting that above ground utilities pre-existed and/or 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.
5. Prior to commencement of construction on the common driveway or any house to be served by the common driveway, the permit holder shall record a plan for the common driveway and such instruments as are necessary to establish easements providing for use of the common driveway and a restriction burdening all lots served by the common driveway that said common driveway shall remain private in perpetuity, no parking will be allowed on the common drive and all roadway maintenance, snow-plowing and rubbish collection shall be the land owners' responsibility. The plan and instruments shall be in form approved by the Planning Board, and shall be recorded, with proof of such recording provided to the Planning Board, prior to use of the common driveway to serve more than one lot.
6. Prior to commencement of construction of any house to be served by the common driveway, the private driveways branching off the common drive shall be reviewed and approved in each case by highway, fire and police to ensure emergency vehicle access.
7. An occupancy permit for any structure accessed via the common driveway shall not be granted until the street numbers of the lots serviced by the common driveway are clearly posted on a single permanent post at the street, in a form approved by the Planning Board, so as to be visible from both directions of travel, and are also posted on a permanent post at the point at which each private driveway splits from the common driveway. Said signage shall be purchased from the Sutton Highway Department and installed by the applicant in a location agreed upon with the Sutton Highway Department.
8. An occupancy permit for any structure accessed via the common driveway shall not be granted until the common driveway site work is 100% complete. In order to be considered complete, the design engineer must submit a stamped letter certifying the common driveway site work has been constructed as shown on the approved plans.
9. An occupancy permit for any structure on the retreat lot shall not be granted until all conditions of the approval and all bylaw requirements have been 100% satisfied.



**Sutton Planning Board  
Approval Not Required Checklist**

Location: 38 Southwick

Requirements:

- ☐ All taxes paid

Filing

- ☐ Filled in completely  
☐ Signed by applicant and owner (if different)  
☐ Fee Submitted - \$100 per lot changed or created: 5100  
☐ Original mylar plan      ☐ Three copies      ☒ pdf via email

Plan Contents

- ☒ Title    ☒ North point    ☒ Date: 6.15.23    ☒ Scale 1"=80'
- ☒ Locus plan showing relationship of proposed lot(s) to surrounding ways and parcels. (Please do not "zoom out" too far from parcel)
- ☒ Signature block for Members of the Board
- ☒ Name and address of owner of record for property: Palumbo
- ☒ Current abutter's names, including those directly across a way
- ☒ Name, address and stamp of Registered Professional Land Surveyor who prepared plan *on final*
- ☒ Assessor Map/Lot 31/23    ☒ Deed Book and Page 55258/178
- ☒ Frontage of proposed lots, reconfigured lots, any remaining adjoining land owned in whole or in part by the applicant shall be shown
- Lot 1 - 316.60  
Lot 2 - 78.41
- Please note frontage cannot be "illusory" you must be able to actually get from the roadway on which the lot has frontage to where building will occur without unreasonable alterations or machinations. IE: 100' long bridge, mountain goat and sherpa, etc.
- Abutting non-conforming lots in the same ownership/financial interest are considered merged under the Doctrine of Merger and cannot be divided unless the resulting new lots are conforming to the current standards.
- ☒ Sufficient data to determine: Width & Condition (to indicate safe and Adequate access), and Status lot frontage Southwick Rd - Public

Provide for every lot or parcel and/or remainder thereof:

- ☒ Zoning classification and requirements, including overlay districts
- ☒ Lot line dimensions, bearings, distances and boundary markers at front lot corners plus enough additional markers to allow property owner to determine roughly where their property is on the ground and for a surveyor to fairly easily replicate the survey.

Location: 38 Southwick

☒ Total area in square feet and acres of all lots shown

☒ Width as determined by the Zoning Bylaw – Show this on plan dotted line with measurement – for retreat lot show minimum lot width with dotted line wherever it exists. Has to be at least 100% of required lot frontage and no less than 50' at any point except in rear setback.

☒ Flood plains and zones & wetlands and resource areas pursuant to the Wetlands Protection Act and Riverway Protection Act from the frontage of the lot and encompassing a contiguous area until the upland requirement is met – Indicate when wetlands were flagged and by whom.

☒ Uplands determination as defined by the Zoning Bylaw. 60% of required lot area must be contiguous upland that can be accessed from the legal frontage of the lot.

☒ Regularity factor as defined by the Zoning Bylaw  
( $16A/P^2$ ) = 16 X Area in s.f. / Perimeter in s.f.<sup>2</sup>)

lot 1 - .64  
lot 2 - .41

☒ Location and description of all existing buildings and structures, septic systems and wells.

☒ Location and description of all easements and/or encumbrances, including their square footage. These areas may not be included in required lot area. - 10,358 sq. ft.

☒ All parcels considered non-buildable shall be appropriately indicated

General Notes: