

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

Jennifer S. Hager,
Planning & Economic Development Director



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

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: March 20, 2022

RE: 435 Boston Road – Retreat Lot

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 other than removal of the non-buildable note and addition of the covenant notation.

Form A Plan Requirements – Fully compliant.

Minimum Conditions of Approval

If the Board chooses to take action on this application, they should at a minimum include the following conditions:

1. Prior to endorsement the unbuildable parcel note and label should be removed and changed to a lot label and the retreat covenant notation shall be added.
2. A recorded copy of the decision, covenant and plan must be received by the Planning Department within 3 months.
3. Approval of all other applicable Boards, Departments and Commissions.
4. The Driveway shall have a maximum grade of 12% and minimum paved width of 12' width and 15' cleared width.
5. The house number shall be clearly visible at the street in both directions of travel.
6. Underground utilities shall be provided on this retreat lots, unless the Planning Board makes findings in open meeting that 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.
7. No occupancy permit shall be granted until all conditions and requirements of this bylaw are 100% complete.