

By way of introduction both Chad and I grew up in Sutton, myself directly adjacent to this large tract of land. We have come to respect land and the resources it provides as well as understand certain protections it deserves through our exposure to surveying and land use via the family business. Those early experiences led me to my career path as a Town Planner and Conservation Administrator, which I have been practicing professionally for 23 years. Chad holds both a Civil Engineering license and a Professional Land Surveyor license. I am familiar with the town's planning and wetland regulations having served on both the Long Range Planning Committee and the Conservation Commission. The project we are putting forth in preliminary form takes into account Best Management Practices for development, stormwater management, and erosion control. No wetland impacts are proposed outside of two essential narrow crossings adjacent to and over previously disturbed (cart road) areas. Mitigation being proposed is well beyond impacted area footprint; seeding of an existing meadow area that has seen the removal of a considerable amount of debris will receive a conservation/pollinator mix inclusive of milkweed to benefit fauna and locally stressed pollinators. The recent removal of debris in this and other areas has added to the overall improvement of the site. The current fencing within the meadow area will be removed, eliminating fragmentation of resource areas. Limiting disturbance of on-site wetlands to the two crossings adjacent to the manmade impoundments with no secondary fill allows current habitat to function at current levels while the removal of debris and addition of constructed stormwater wetlands will enhance water quality and wetland/buffer functions and values. The emergency access has a smaller footprint than a roadway, thus further reducing impacts in concert with the Open Space Subdivision goals and objectives. We have had the wetlands flagged and located by survey with the help of ECO TEC and LDC Consulting, knowing their standing in the environmental consulting and engineering fields.

The Open Space set-aside required by the regulations has been achieved and its arrangement provides a very large tract of undisturbed upland wooded area. Additional lots could be achieved under a more intensive build-out scenario via a conventional subdivision, but our choice was to provide a more responsible use of the land that preserves as much open space as possible. A walking trail upon the existing cart roads will allow for passive recreation in the significant wooded areas on site. Observing the ribbons of stone walls that are to remain along with preserving the wetland communities will provide quiet areas for hiking. These untouched areas connect to hundreds of acres of protected State land that surrounds the site on three sides. Parking areas have been provided at the trail heads.

A MESA request will be sent to the State and a favorable response is anticipated as no wetlands are present within any proposed areas of disturbance within the radius. An Area of Concern was noted on site, however, disturbance is hundreds of feet away from the host habitat that lies in the valley bottom. Further, a conservation restriction will be placed over the wetlands on site to protect them in perpetuity. A Phase 1 and 2 environmental investigation have been performed on site prior to our purchase to ensure a viable project. The recommendations listed

in the report have been performed in the presence of environmental professionals and a final satisfactory report indicating compliance was generated and issued by a licensed LSP.

We as Sutton natives and principal members of 81 Purgatory LLC feel that the elements of Low Impact Development incorporated into the project along with recognized best management practices work to create a unique project for the town to welcome. This project will exceed the regulatory requirements for open space and resource protection while allowing for larger than required lots that avoid a crowded, generic layout. This project has taken some time to come to be offered in its current state as many factors were considered given the incorporation of family land into the project. It is our goal to preserve the existing homestead at 57 Purgatory Road and gain a secondary access along the southeasterly property line. The design incorporates two access/egress opportunities that taper to an emergency access between developed areas, allowing for a contiguous open space to be maintained across the entire site without fragmentation caused by a conventional roadway. The layout before you contributes to a more neighborhood feel by retaining trees between lots and avoids a higher speed roadway. The site will blend into the surrounding area by retaining stone walls and lying well off the existing street allowing for privacy and the protection of a historic road's esthetic. We look forward to discussing this project and welcome your insight.

David and Chad Lavalley, Members 81 Purgatory, LLC