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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager, Community Development Director *JSH*

DATE: December 28, 2023

RE: 81 Uxbridge 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.

Form A - Approval Not Required (ANR) Plan Requirements – These requirements are for creation of new lots along an existing roadway. All Approval Not Required (ANR) Plan requirements appear to have been met although I am recommending the additional bounds shown on the plan be installed and the bound notations revised to “set” prior to the Board endorsing the final lot creation plan to ensure future lot owners and/or surveyors can determine what land is theirs especially in narrow portions of the lots.

Minimum Conditions of Approval Retreat Lots

1. A recorded copy of the decision, 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 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 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.
5. The house number shall be clearly visible at the street in both directions of travel.
6. No occupancy permit shall be granted until all conditions and requirements of this bylaw and the Special Permit granted by the Board are 100% complete.