



June 13, 2022

Mr. Michael F. Gagan, Chair
Planning Board
c/o Ms. Jen Hager
Planning and Economic Development Director
Municipal Building
4 Uxbridge Road
Sutton, Massachusetts 01590

Re: Form C Application for a Definitive Plan-Residential Subdivision- Waiver Requests
61 Duval Road
Sutton, MA, 01590

Dear Mr. Gagan and Members of the Board:

On Behalf of the Applicant, Flynn Build & Develop (FBD), we are submitting herewith two additional waiver requests in association with the Form C Application for a Definitive Plan associated with a 30-lot (formerly 31) single-family residential development located at 61 Duval Road in Sutton and Mumford Street and 5 Forest Street in Douglas on several properties owned by Sutton Douglas Development, LLC. We respectfully request that the Board discuss and vote to grant the waivers at this evening's continued public hearing. Please find the following.

Waiver Request

Town of Sutton Subdivision Rules & Regulations


Regulation Number	Regulation	Waiver Request and Justification for Granting Waiver
4. B. Stormwater Management		
2.b	Storm Drain Cover- Storm drains shall have a minimum diameter of 12 inches, a minimum slope of 0.5%, and minimum cover of 4 feet. The maximum flow velocity in the pipes shall be 12 feet/second when flowing full, and the minimum flow velocity shall be 2 feet/second at depth of design storm, however there may be consideration for minimum velocity for other depths.	The general depth of cover is about 3.3' as noted in the GEI peer review letter. The shallower depth is a result of providing gentle grade of Road A as it approaches Duval Road, while allowing the pipes to outfall in the stormwater basins. As noted in their letter, GEI does not find the shallower cover unreasonable. Granting a waiver would not be a detriment to the public interest.

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5. K. Side slopes	The area in back of the sidewalk, or where no sidewalk is constructed, in back of the required planting strip, shall be graded to a point where it coincides with the finished grade of abutting lots in such a manner that no portion thereof within the exterior lines of the street will project above a plane sloped three horizontal to one vertical from the edge of the sidewalk or grass lot, or be below a plane sloped three horizontal to one vertical downward.	The 2 to 1 slopes are proposed only in cut conditions to minimize the earthwork and associated tree clearing. As shown on the plans, these cut slopes will be provided a 2 to 1 slope stabilization then loamed and seeded as would a 3 to 1 slope. Granting a waiver would not be a detriment to the public interest.
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We thank you in advance for your attention to these waiver requests and look forward to discussing the with you and the Board tonight.

Sincerely,


LAND DESIGN COLLABORATIVE

Wayne M. Belec, Project Manager
Principal

cc: Mr. Tim Flynn, Flynn Build & Develop

21-0083 DEF SuttonPB ltr04