



June 2, 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 Request
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 an additional waiver request 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 waiver at the June 13th continued public hearing in order that the final waiver will have been acted on and the Board is positioned to render a decision. Please find the following.

Waiver Request

Town of Sutton Subdivision Rules & Regulations

Regulation Number	Regulation	Waiver Request and Justification for Granting Waiver
4. D. Fire Protection		
1.	Subsurface Water Storage Tanks (Fire Tanks)- Subsurface water storage tanks for fire protection shall be installed within all subdivisions, or common driveways, which serve (3) three or more residential homes, or for all commercial developments, or when in the opinion of the Sutton Planning Board and the concurrence with the Chief of the Sutton Fire Department when such tanks are necessary to protect the public by providing adequate water availability for fire protection. No tank installation(s) shall be started until the developer or contractor has obtained a permit from the Sutton Fire Department. Said tank shall be filled and maintained at the expense of the developer.	As discussed with town staff, and the Fire Chief, only one new home will be located in Sutton for which the developer proposes to install a sprinkler system in lieu of a cistern. In an email to the developer's team and the Sutton Town Planner on June 1 st , Chief Belsito agreed to support the waiver request. Granting a waiver would not be a detriment to the public interest.

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Planning Board
Sutton, Massachusetts 01590
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We thank you in advance for your attention to this waiver request and look forward to discussing it with you and the Board on June 13th.

Sincerely,

LAND DESIGN COLLABORATIVE

Wayne M. Belec, Project Manager
Principal

cc: Mr. Tim Flynn, Flynn Build & Develop

21-0083 DEF SuttonPB Itr03