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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: February 23, 2022

RE: Lifesong Church

I have reviewed the plan set and submittal materials and have the following comments.

General

The Planning Board does not need construction drawings, only sheets A1.11 & A2.10 need to be included in final plan set for signature.

Waiver requests

IV.C. - Site Plan Review

- a. Signature lines for the Planning Board and locus map are missing.
- f. Will the landscaping that is removed be relocated on the site?
- g. Lighting on the building addition is not apparent.
- i. Will the 1,000 gallon propane tank be relocated or will the building be tied into natural gas?
- j. While there isn't additional impervious area, almost the entire new roof slopes to the north with no apparent means to receive and dissipate the energy of the flow. The concern is the runoff will scour the adjacent slope toward the wetlands.
- l. Landscaping – see question under f. above. Will the landscaping along the previous curb line be retained?
- m. Zoning district boundaries w/in 500' are not shown.
- p. Architectural plans do not indicate colors.
- s. If waivers are required, provide a list with justification for requests and any mitigation.

Minimum Conditions

1. Prior to endorsement of the Site Plan, reference to any waivers granted and all conditions of approval shall be listed on the plans.
2. Prior to endorsement the applicant must add elements to mitigate roof runoff impacts.
3. Within 10 days of endorsement the Applicant/Engineer shall submit three (3) complete prints of the endorsed site plans and one (1) electronic copy to the Sutton Planning Office.
4. Prior to commencement of construction on the site, all required approvals and/or permits shall be received from applicable permitting authorities.
5. Within a month of completion of construction, the Applicant shall submit to the Planning Board an As-Built Plan and written certification from the Project's engineer that the entire site has been constructed substantially in accordance with the Site Plan.
6. The Board reserves the right to review lighting post installation and require additions to achieve the intent of the bylaws.