

Compass Rock

Open Space Residential Development



Sutton, Massachusetts

Our Team

- Property Owner: Dave Lavallee & Chad Lavallee, Managers
81 Purgatory, LLP
Lavallee Family Irrevocable Trust
- Applicant: Dave Lavallee & Chad Lavallee, Managers
81 Purgatory, LLP
- Civil Site Engineers
Landscape Architects: Wayne Belec
Land Design Collaborative

Presentation Agenda

May15, 2023

I Development Team Introductions
Land Design Collaborative
81 Purgatory, LLP

II Permitting Update
Land Design Collaborative

III 59 Purgatory Road Screening
Land Design Collaborative
81 Purgatory, LLP

IV Removal of Trails
Land Design Collaborative

V Lines of Sight
Land Design Collaborative

VI Q & A Session
Land Design Collaborative
81 Purgatory, LLP

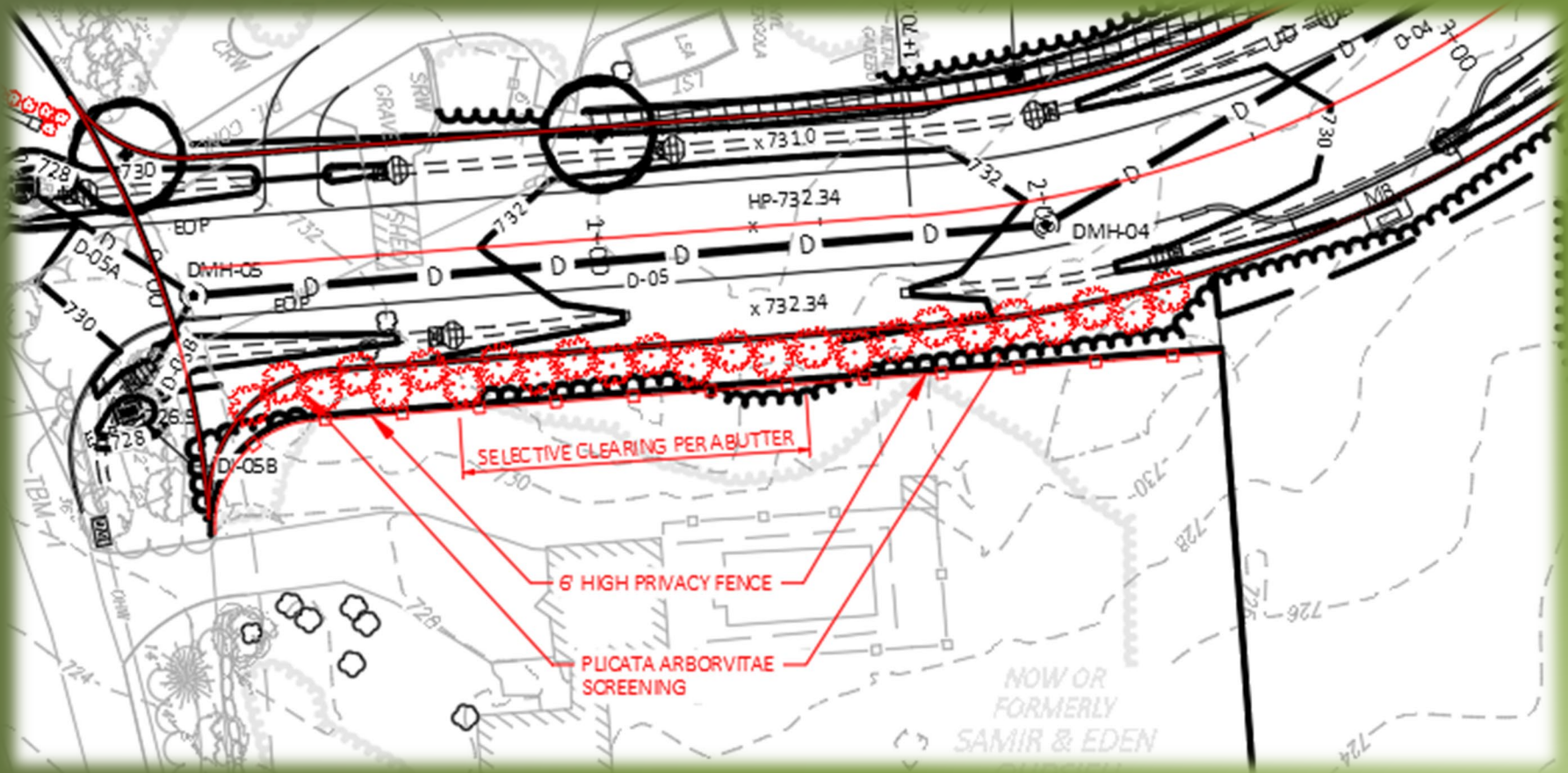
VII Adjournment

Permitting Update

Date	Event
April 27, 2023	Site visit at 59 Purgatory Road- Sam Qudsieh & Dave Lavallee
May 2, 2023	Town Planner Meeting with Town Staff
May 4, 2023	Conservation Commission Continued Public Hearing

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59 Purgatory Road Proposed Screening Plan

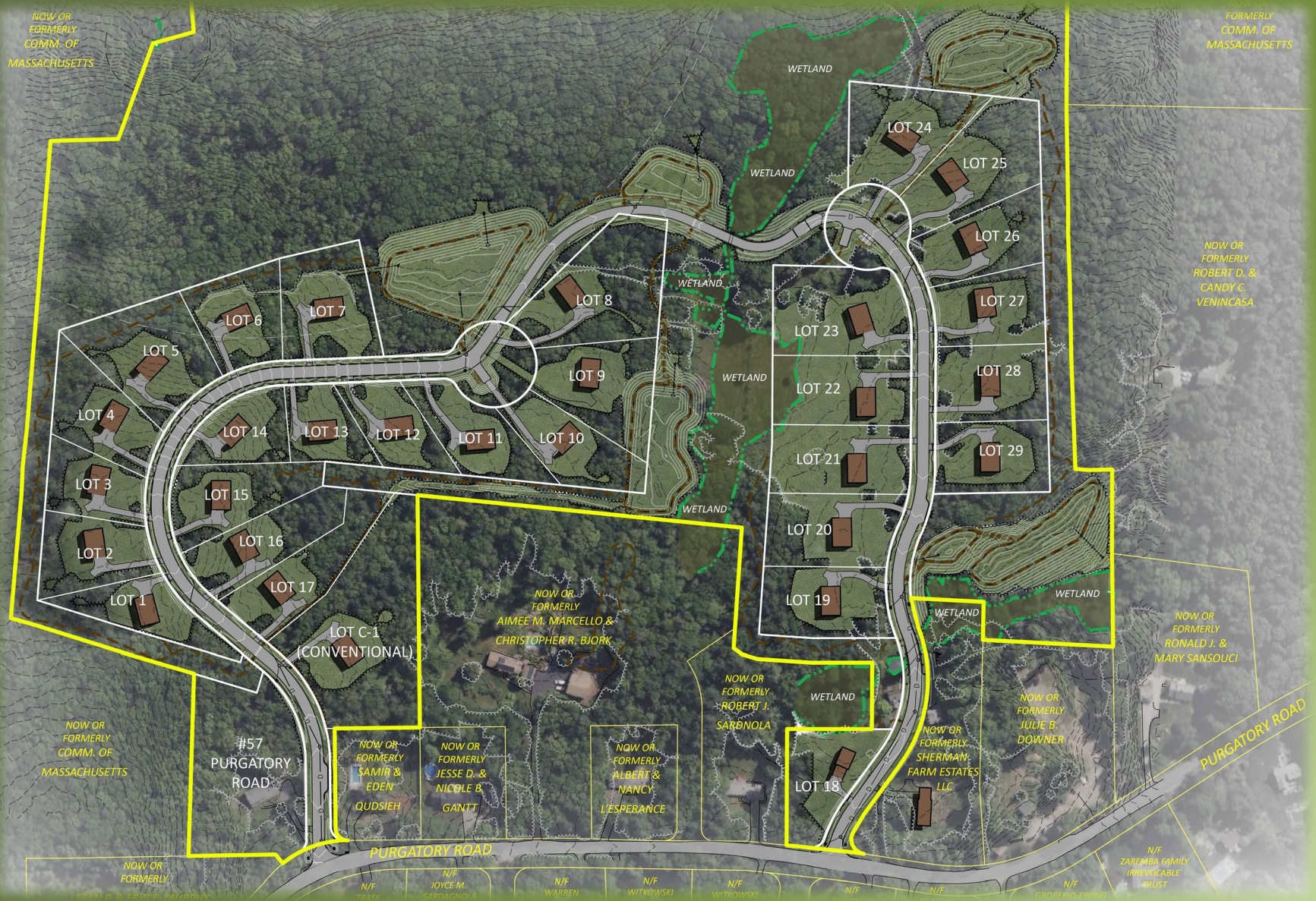


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59 Purgatory Road Proposed Screening



Proposed Site Conditions – Full Build w/ Trails

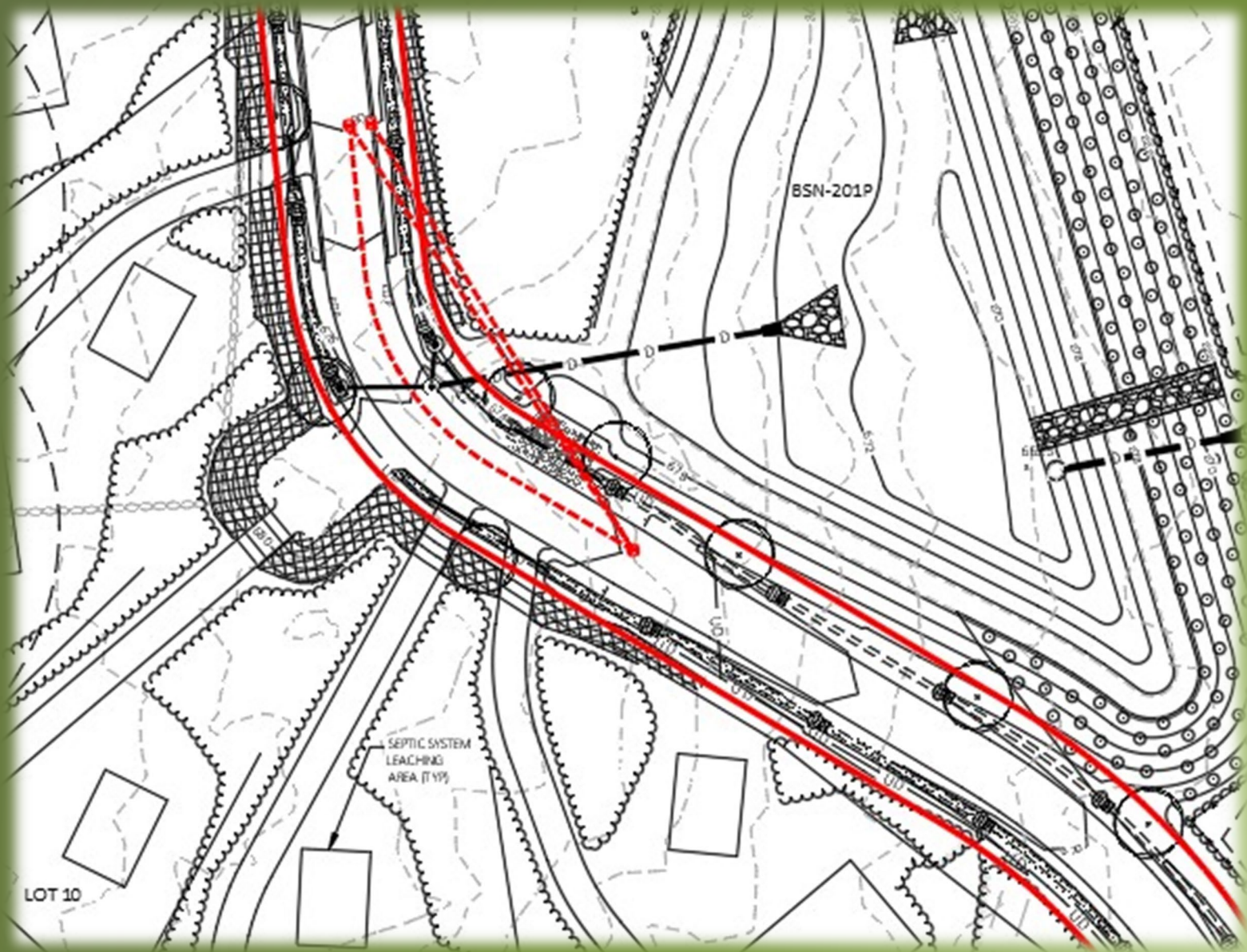


Proposed Site Conditions – Full Build w/out Trails



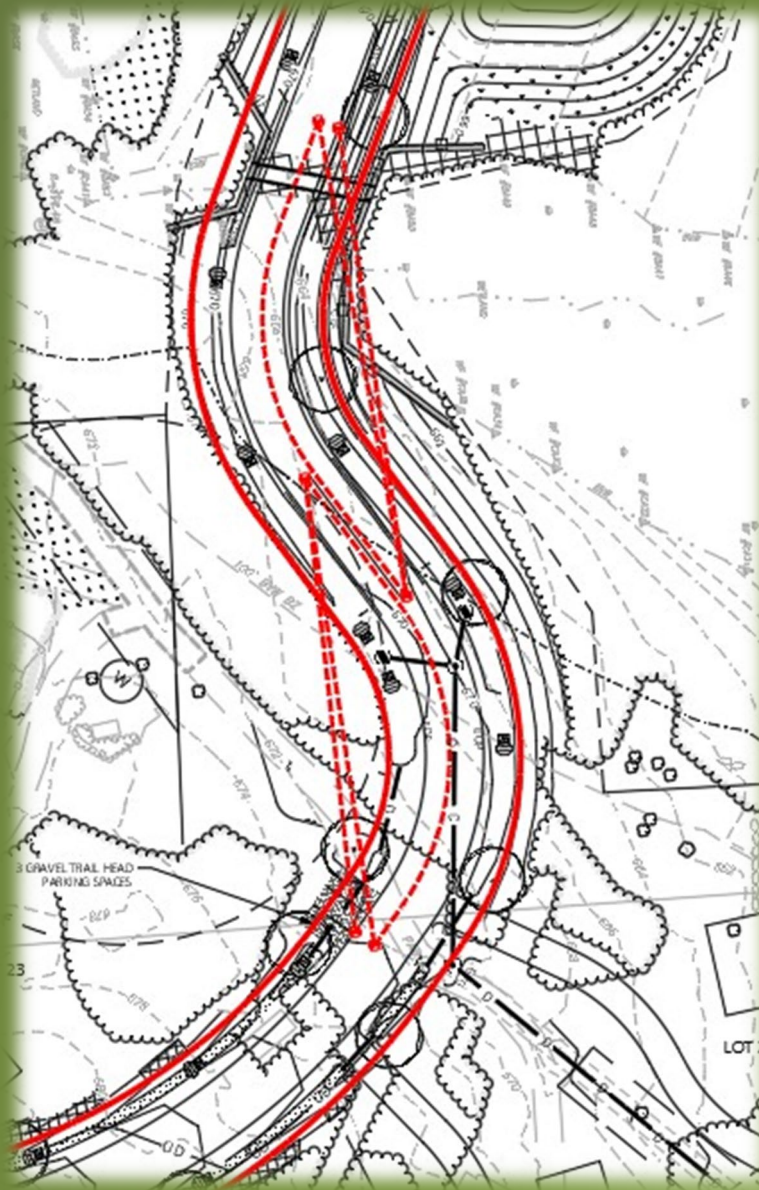
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Lines of Sight along Proposed Road A



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Lines of Sight along Proposed Road B



Post Presentation Dialogue

- Q & A Session:

...Thank You from Our Team