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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: May 11, 2023

RE: 450 Central Turnpike – Retreat Lot

I have reviewed the documents and plans submitted for this project and have the following comments:

VI.H. – Retreat Lot Requirements

- e. Prior to endorsement, the non-buildable note must be removed and the covenant notation must be added.
- h. Please remove the lot width note from the plan as it is not accurate.

Form A Plan Requirements – The plan must also be updated to reflect current abutters names, otherwise all Form A Plan requirements appear to have been met. It may be advisable to locate a few additional lot corner markers along the eastern property line with Bishop to limit conflicts with abutters in the future.

Minimum Conditions of Approval

If the Board chooses to take action on this application, they should at a minimum include the following conditions:

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. The house number shall be clearly visible at the street in both directions of travel.

5. 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.
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.