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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: January 26, 2022

RE: Retail Store – 25 Providence Road

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

VII.A.2. – Special Permit for Use

In acting upon an application for a special permit, to verify the “stores selling goods to the public” use, as specifically proposed in this application, should be allowed at this location, the Board shall make findings regarding the following:

1. The appropriateness of the specific site as a location for the use;
2. The adequacy of public sewerage and water systems;
3. The effect of the developed use upon the neighborhood;
4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.

Site Plan Waiver

This use is proposed to occupy a portion of the existing building at this location with no exterior changes other than signage. The Board needs to decide if it is appropriate to grant a Waiver of Site Plan review, and if so, what conditions may be appropriate.

Minimum Conditions

I would recommend the following minimum conditions:

1. Approval of all other applicable permitting authorities prior to occupancy.
2. Any signage proposed for the site must be approved by the Planning Department in advance of fabrication and installation.
3. If any additional uses are intended to occupy this structure, they must come to the Board for approval to ensure they comply with the Bylaws and to verify there is adequate parking on site for the combination of uses that are occupying the structure.