

From: [Jennifer Hager](#)
To: [Wayne Belec](#)
Cc: [Tammy Mahoney](#)
Subject: FW: DUVAL RD SUBDIVISION IN SUTTON & DOUGLAS
Date: Monday, February 28, 2022 9:29:53 AM

From: Knick Nunnemacher [mailto:r.nunnemacher@town.sutton.ma.us]
Sent: Saturday, February 26, 2022 8:20 AM
To: Jennifer Hager <j.hager@town.sutton.ma.us>
Subject: DUVAL RD SUBDIVISION IN SUTTON & DOUGLAS

My comments are:

1. Were the town line monuments on both ends of the 20,000 foot, more or less, Sutton-Douglas Town Line located by Feldman field survey and the Town line depicted on the plans is the true town line or is it an "approximate" town line?
2. Add the area in square feet and acres of the proposed road located in Sutton.
3. Add the area in square feet and acres of Lots 1, 2, 29 and Parcel A located in each town.
4. It appears that lots 1 & 29 may not conform to III,B,3, footnote 10 by not having 80,000 square feet of lot area outside of easements. The wording in this footnote is not entirely clear and there is not enough information on sheets C-102 or sheet C-202 to determine compliance.
5. Will the water runoff from this area cross Duval Road in any way and require drainage easements?
6. There is no parcel number or area for the land west of Maynard, north of lot 29, east of road A and south of Duval Road.
7. Lot 1 will have a revised street address when the subdivision is constructed.
8. Lot 29 will have a street address assigned by the Town of Douglas.
9. The names of Road A and Road B shall not conflict in any way with a named way in the Town of Sutton. Provide the proposed street names for review.
10. Who owns the strip of land north of Lot 2 and south of land of Guerin?
11. Very few existing or set property corner markers are shown on the plans.
12. There are three different sheet numbering schemes in the plan set. There is no key sheet diagram on each sheet so one has to refer back to the first sheet in each section to know where to find an adjacent sheet. Instead of having numbers and letters on the margins could there be something like "SEE SHEET C-102" on the margins to make the search easier?

Robert Nunnemacher
Sutton Board of Assessors
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Sutton, MA 01590
508-865-8722

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