

Michael Gagan, Chair  
Robert S. Largess Jr  
Scott Paul  
Walter A. Baker  
William Talcott

Jennifer S. Hager,  
Planning & Economic Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Phone: (508) 865-8729  
www.suttonma.org

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

### MEMORANDUM

TO: Planning Board

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

DATE: March 9, 2022

RE: Sutton Douglas - Definitive Subdivision

I have reviewed the Site Plans and submittal materials for this 31 lot single family development in accordance with the Subdivision Rules & Regulations and have the following comments:

#### General Comments

- Please explain the difference between the two different sizes of edge of vegetation symbols. One is defined as "Edge of Woods" but the smaller/tighter symbol is not defined – Sheet 2 of 14.
- A substantial amount of drainage basins infrastructure is located within the Town of Sutton which will require annual maintenance with little revenue incoming from new homes within this development.
- Basin system #1001 is split by town line, please shift or indicate the agreement of Douglas to maintain the entire basin system.
- Has the Town line been located on the ground? Please verify this is an actual location, not estimated.
- Roadway and sidewalk finish course timing isn't apparent in the phasing schedule on sheet #C-221.
- Sheet # C-351 Please explain the "ornamental stone grass" note near the proposed sign location on Duval.
- Specify minimum size and type of public shade trees to be added.

#### Subdivision Rules & Regulations

- 3.C.1.f. The applicant has utilized an alternate scale of 1" = 1,000' for the locus plan that is adequate to show required details. Waiver request required.

- 3.C.2.f. Numerous temporary bench marks (TBM) are apparent, but I cannot find the three required permanent benchmarks.
- 3.C.2.h. Easement areas may not be included in the required lot area calculation. Please confirm Lot 1 has a minimum of 80,000 s.f. NOT including easement areas by showing the calculation on the lots in Sutton on sheet C-102. Also show lot width per the zoning bylaw definition, upland area, and regularity factor for every lot in Sutton.
- 3.C.2.j. Please revised the covenant note inserting in "Sutton Planning Board" where the second blank is and use "recorded" – eliminate "registered".
- 3.C.2.m. Please indicate the location of the error of closure note.
- 3.C.7.c. Please submit a completed draft Covenant (form attached).
- 4.A.2.k. The roadway cross section is not like that in the appendix. Please increase sidewalk gravel base to 8". A waiver must be requested not only for pavement width (add this section number to the existing request) but also for differing pavement course depths.
- 4.A.3. The width of roadway is proposed at 24' as opposed to 36' for a 60' ROW. Waiver requested.
- 4.B. Stormwater Management - This will be reviewed in detail by the Town's consulting engineer.
- 4.D. Fire Protection - As there has been discussion about the availability of an adequate supply of water for firefighting purposes and the current requirement for underground cisterns, the applicants will need to satisfy the Fire Department that individual sprinklering as proposed is an acceptable alternative. A waiver request must be submitted for means differing from Regulations.
- 4.F. The square footage of easements cannot be counted toward required lot area.
- 4.F.3. Temporary construction easements are not shown. Waiver request required.
- 4.H. Removal of trees over 12" shall be prohibited in the front setback of proposed lots unless otherwise allowed by the Board. Please specify if trees exist and how they will be maintained.
- 4.I. Easement areas may not be included in the required lot area calculation. Please confirm Lot 1 has a minimum of 80,000 s.f. NOT including easement areas by showing the calculation on the lots in Sutton on sheet C-102. Also show lot width per the zoning bylaw definition, upland area, and regularity factor for every lot in Sutton.
- 5.B. See 4.D. above.
- 5.F.3. The wearing surface shall be 1 ½" base and 1 ½" finish course. Waiver request required.
- 5.G.1. Curbing shall be granite. Waiver requested for bituminous berm.
- 5.I.4. Sidewalks require 8" of gravel base unless they are cement concrete.
- 5.J.4 Waiver requested for street trees only where remaining trees are not sufficient.
- 5.M.2. An iron pipe or iron rod marker shall be installed at all lot corners and easements, please indicate this on the plans.

#### Traffic Study Comments:

Traffic will be reviewed by an independent peer reviewer.

2.3.2.1. Please explain: It's my understanding when a peaking factor is less than 1, then traffic volumes should be adjusted upward to meet 1, the average year-round volume. It makes sense that if you took counts in July, without school traffic and less commuting volume that effects the peak hours, that your counts would be less than the average count (.92) that is more heavily influenced by the other 9 months of the year.

- The Board must decide if advance warning signage is an acceptable substitute for the 60-85' the sight distance for stopping and intersection visibility is short based on 85% percentile speeds.
- It appears there is a typo on page 12 or 13. Is one of these tables supposed to be PM counts?