

## Tammy Mahoney

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**From:** Piekarski, Matt <MattP@thekraftgroup.com> on behalf of Piekarski, Matt  
**Sent:** Tuesday, November 16, 2021 5:10 PM  
**To:** Jennifer Hager  
**Cc:** Tammy Mahoney  
**Subject:** RE: UGPG SITE

Thanks Jen. My responses are below.

Matt

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**From:** Jennifer Hager <j.hager@town.sutton.ma.us>  
**Sent:** Tuesday, November 16, 2021 4:39 PM  
**To:** Piekarski, Matt <MattP@thekraftgroup.com>  
**Cc:** Tammy Mahoney <t.mahoney@town.sutton.ma.us>  
**Subject:** FW: UGPG SITE

Initial comments from the Assessors - Jen

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**From:** Knick Nunnemacher [mailto:[r.nunnemacher@town.sutton.ma.us](mailto:r.nunnemacher@town.sutton.ma.us)]  
**Sent:** Saturday, November 13, 2021 9:10 AM  
**To:** Jennifer Hager <[j.hager@town.sutton.ma.us](mailto:j.hager@town.sutton.ma.us)>  
**Cc:** Joyce Sardagnola <[j.sardagnola@town.sutton.ma.us](mailto:j.sardagnola@town.sutton.ma.us)>; Ray Nichols <[r.nichols@town.sutton.ma.us](mailto:r.nichols@town.sutton.ma.us)>  
**Subject:** UGPG SITE

With only a "quick look" I have the following comments on the 23 sheet "Definitive Subdivision Plan":

1. I believe that it needs to be established now if Lot 6 is to be a public way from Providence Road to Boston Road.**[MJP] Lot 6 will remain non-public**
2. Pubic or not public, I also believe that a road name for Lot 6 should be submitted and decided on now.**[MJP] Unified Parkway**
3. Land areas need to show acres to two decimal places together with the square footage to the nearest foot.**[MJP] We will let WSP know, and the plans will be updated.**

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

Please be advised that the Attorney General has ruled that communication via electronic mail in the public domain is not confidential and is considered a matter of public record. Furthermore, all communications (including this one) will be retained for 10 years.

## Tammy Mahoney

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**From:** Jennifer Hager <j.hager@town.sutton.ma.us> on behalf of Jennifer Hager  
**Sent:** Saturday, November 20, 2021 6:01 PM  
**To:** Tammy Mahoney  
**Subject:** Fwd: UGPG SUBDIVISION PLAN

Jennifer Hager,  
Sutton Planning &  
Economic Development Director  
508-865-8729

----- Forwarded message -----

**From:** Knick Nunnemacher <[r.nunnemacher@town.sutton.ma.us](mailto:r.nunnemacher@town.sutton.ma.us)>  
**Date:** Sat, Nov 20, 2021, 2:00 PM  
**Subject:** UGPG SUBDIVISION PLAN  
**To:** Jennifer Hager <[j.hager@town.sutton.ma.us](mailto:j.hager@town.sutton.ma.us)>  
**Cc:** Joyce Sardagnola <[j.sardagnola@town.sutton.ma.us](mailto:j.sardagnola@town.sutton.ma.us)>, Ray Nichols <[r.nichols@town.sutton.ma.us](mailto:r.nichols@town.sutton.ma.us)>, <[wilkswater@verizon.net](mailto:wilkswater@verizon.net)>

My comments on only the 23 sheet Definitive Subdivision Plan are:

1. The Board requests one AUTOCAD drawing of the entire approved subdivision and lots showing all the property lines and the related property line labels (bearings, distances or curve data), areas in acres and square feet, road names, town lines, easement lines, zoning lines and street names.
2. A street name of Unified Parkway for Lot 6 is acceptable.
3. Since Unified Parkway will not be a public way how will the public be restrained from using this as a major shortcut between Boston Road and Providence Road?
4. Will the Wilkinsonville Water District continue to use their existing drive or will they have access and utilities from Unified Parkway over a new driveway?
5. Lot areas shall be shown to the nearest square foot and the acreage to two decimal places.
6. It appears that the minimum text height of 1/10 of an inch plan recording requirement is not complied with.
7. Only one of possible multiple abutter names are shown and may not be current.
8. Not all of the proposed lot lines have the appropriate linetype as shown in the legend.
9. All possible property corners on the perimeter and interior should be set and shown on the plan.
10. Are all the monuments shown exactly located at the property corner? If not they should be referenced.

11. All corners of Unified Parkway should be monumented.
12. The town boundary corner monuments should be shown on the plan. If they are missing they should be replaced .
13. Providence Road on the west side of the railroad as shown on sheets 2 & 3 should be widened or moved westerly so as to increase the curve radius (similar to the curve on the east side) to provide better sight distance for all vehicles and the turning radius for large trailer trucks.
14. The railroad siding tracks are not shown on sheet 2. Are they to be removed?
15. No existing buildings are shown on sheet 2.
16. The "sheet 3/sheet 4" text is "masked" and obscures the text under it.
17. The present location of Hatchery Drive should be shown for the first couple of hundred feet southwest of Providence Road.
18. Is the center or one of the sidelines of Cold Spring Brook shown? Both sidelines should be shown for clarity.
19. Are the easement lines and overhead wire lines on sheets 4 & 9 to be retained (see #4)? Should the location of the existing primary water line also be shown?
20. The brook commencing in the Wilkinsonville Water District land and going northeasterly through UGPG land to Providence Road is not shown.
21. The ownership of the easement on sheets 6 & 12 is not shown (probably a NEPCO easement).
22. On sheet 9, left side middle: what is the "S52°53'20"E 10.00" supposed to be for?
23. On sheets 10 & 17 monument labels are obscured by property lines.
24. On sheets 10 and/or 17 Cold Spring Brook is not shown at the Boston Road side.
25. On sheet 12 the south line of the NEPCO easement goes through several property lines labels.
26. On sheet 16, why is the easterly line of Lot 6 not parallel to the westerly line?
27. On sheets 15, 16, 17 & 23 bearings and distances should be attached to the Zoning line that passes through Lot 5 for future clarification.
28. On sheets 18 & 19 there are no claims of ownership on the UGPG side half of Caplette Road.
29. On sheets 22 & 23 the Town should try to get a road widening easements from UGPG and Bruce Williams to widen the constricted portions of Dudley Road.
30. Sheet 23, there is no "Wilkinsonville Road", it is the former location of Boston Road.