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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

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

DATE: January 5, 2022

RE: Unified² – Revised Definitive Subdivision

I have reviewed the revised submittal materials for this project in accordance with the Subdivision Rules & Regulations and have the following comments:

General Comments

- Regardless of the volume of trucks, there is an alternate and less impactful travel path for trucks exiting this subdivision. Therefore, these plans should show a no left turn for trucks sign at the Boston Road exit.
- A road name related to the historic use and/or background of the parcel/area is recommended.

Subdivision Rules & Regulations

- 3.C.2.a. – Name and address of owner and applicant are not apparent on all plan sets.
- 3.C.2.f. – Please indicate which of the 90 plan sheet(s) contain the permanent benchmarks.
- 3.C.2.j. – The covenant notation similar to the one shown in Section 3.c.2.j. is not apparent on the recordable plans.
- 3.C.2.m. – Please indicate which of the 90 plans sheet(s) contains the error of closure note.

Remaining Required Waivers

- 4.A.2.k. – The roadway cross section is not like that in the appendix.
- 4.A.3. – The width of roadway is proposed at 46' and 58'.
- 4.F.3. – Temporary construction easements are not shown on land adjacent to the roadway.
- 4.H. – Removal of trees over 12" shall be prohibited in the front setback of proposed lots unless otherwise allowed by the Board. The applicant is proposing the removal of 110 trees with replacement

at 1 to 1 as part of the site plan approval process. IF the Board allows this waiver, there should be a performance time frame in case the site plan review process on the lots is delayed.

5.G.1. – Curbing shall be granite. Waiver requested for cape cod berm with concrete at intersections.

5.I.4. – Sidewalks shall be of Portland cement concrete. Waiver requested for bituminous sidewalk.

4.B.2.b. – Reduction in cover over storm drains and size of pipe near Providence Road.

4.B.2.c. – Increase in distance between catch basins at select locations and elimination of curb inlets.

4.B.2.f. – Flared end sections instead of headwalls at some locations.

Minimum Conditions of Approval

Prior to endorsement of the definitive plans:

1. Prior to plan endorsement in accordance with MGL, the applicant shall provide a covenant that states the lot shall not be transferred until the construction of the roadway and any related site restoration is complete.
2. Prior to plan endorsement all waivers and conditions of approval shall be noted on the plan sheets to be recorded.

Prior to commencement of construction:

3. As soon as the subdivision plan is recorded, an electronic file of the roadway and parcel lines shall be provided to the Assessor's Office in a form determined by them.
4. Approval of all other required local and state departments, boards, and commissions.
5. Prior to commencement of construction the Applicant/Engineer shall submit three (3) full size sets of the endorsed plans, one (1) 11" X 17" reduced set, and one (1) electronic copy in pdf format to the Sutton Planning Office.
6. Prior to commencement of construction the applicant shall attend a preconstruction meeting with the Planning Department, applicable department representatives, and other bodies that have responsibilities relative to the site, as well as the site contractor and other personnel the applicant feels are appropriate.
7. Prior to commencement of construction the applicant shall post a road opening bond as they are impacting an existing public roadway.
8. All erosion control measures must be in place, and inspected by the Town's consulting engineer, and maintained throughout the duration of the project. Twenty-four hours to rectify erosion problem, fine of \$200 per day each day after notice of violation of this condition is served in writing via hand delivery or mail to owner, owner's attorney or lead contractor.
9. Prior to commencement of roadway construction, all storm water facilities necessary to control, receive, and contain runoff, (I.E. detention basins, infiltration basins, etc.,) not including the closed drainage system, must be in place, stabilized, and inspected by the Town's consulting engineer.
10. All appropriate off-site construction warning methods, as determined by the Highway and Police Departments, shall be installed including "Trucks Entering" signage on Providence and Boston Roads.
11. Retaining wall design must be approved by the Towns consulting engineer.

During construction:

12. Construction shall be limited to Monday through Friday 7:00 AM to 5 PM and Saturday 8 AM to noon, no local, state or federal holidays.
13. The applicant shall ensure run off, dirt, and other construction materials are contained to the construction area and shall clean up anything tracked onto adjacent roadways at the end of every work day.

14. The applicant shall coordinate required subdivision inspections with the Towns consulting engineer in a timely manner.

General:

15. At the conclusion of roadway construction and prior to release of surety for the project, the Applicant shall provide to the Planning Board an As-Built Plan and written certification from the Applicant's project engineer that the road has been constructed in accordance with the approved plans.
16. At the conclusion of roadway construction and prior to release of surety for the project, the proponent must establish a legal mechanism approved by the Town, such as a park association, to ensure the perpetual maintenance and upkeep of the roadway and storm water management facilities to include all detention and infiltration basins, all drainage swales, all outlet structures and all water quality inlets. Should any lot with legal frontage on the roadway be transferred, these obligations shall be recorded on the deed to each individual lot.
17. During and after construction a sign shall be installed at the exit to Boston Road prohibiting trucks from turning left. All trucks that need to travel south east shall exit to Providence Road.
18. Deicing materials shall be limited to calcium chloride (✓✓ this) within the Zone 2 and adjacent to wetlands on the site (Stations 11+00 to 49 +00)
19. Any material modifications to the Subdivision required by another permitting authority shall be submitted to the Planning Board for its review and action as an amendment.

NOTE: The Board also needs to consider if they wish to add any additional conditions related to requests from Wilkinsonville Water District.