



March 11, 2019

Robert S. Largess, Jr., Chairman
Sutton Planning Board
4 Uxbridge Road
Sutton, MA 01590

Reference: Wedgewood Farm
Continued Care Retirement Community
128, 141 & 142 Armsby Road - Sutton, Massachusetts
WDA JN-513.11

Dear Mr. Largess & Members of the Board:

On behalf of the Project Applicant, Compton Property Development, LLC, we respectfully submit these applications for Special Permits and Site Plan Review for an 86 unit Independent Living Continued Care Retirement Community (CCRC) development and associated site improvements on 57± acres of land on the north and south sides of Armsby Road and west side of Route 146. These applications are being submitted in accordance with the following provisions of the Sutton Zoning Bylaw.

- a) Section III A 4 Table of Use Regulations
- b) Section V D Route 146 Overlay District Bylaw
- c) Section VI J Continued Care Retirement Community
- d) Section IV C Site Plan Review

In support of the Application, enclosed please find a check in the amount of \$7,000 to cover the filing fees for the Special Permits and Site Plan Review. Based on our discussion with the Town Planner, we understand that this fee amount is to be considered an initial deposit for project review costs and may need to be increased dependent on actual consulting review needs. This submission package includes two Original CCRC Special Permit Applications, one original Route 146 Overlay Special Permit Application and one original Site Plan Review Application, seventeen (17) sets of the Site and Architectural Drawings, and the following information for the benefit of the Planning Board:

1. Two Applications for Special Permit and one Site Plan Review Application
2. Filing fee in the amount of \$7,000
3. Existing Site and Proposed Project Narrative
4. Community and Fiscal Impact Assessment
5. Copy of letter and plan for abutters meeting
6. Copy of Wilkinsonville Water District letter to provide water
7. Requested Waivers from the Zoning By-law pursuant to CCRC requirements and/or Site Plan Review and Waivers from the Subdivision Rules & Regulations
8. Certified List of Abutters

9. Traffic Assessment Report (3 separate copies)
10. Stormwater Management Report (3 separate copies)
11. Special Permit & Site Plan Review Drawings (17 sets)
12. Architectural Renderings and Building Details (17 sets)

Should you have any questions with regard to this matter or should you require additional information, please contact the undersigned, Patrick Burke at 508-366-6552, or email, pburke@wda-dg.com.

We look forward to meeting with the Board at your April 8, 2019 public hearing to present the plans for this exciting new development.

Very truly yours,

WDA DESIGN GROUP, INC.



Patrick J. Burke

Enclosures

cc. Len Zide Esq. (zide@buttersbrazilian.com)
Randy Waterman (cpdrandy@gmail.com)

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APPLICATION FOR A SPECIAL PERMIT

The undersigned applicant hereby applies for a special permit under M.G.L., Ch. 40A, § 9 as follows:

1. Applicant (includes a equitable owner or purchaser on a purchase and sales agreement):

Name: Compton Property Development LLC

Address: 699 Boylston Street, 12th Floor, Boston, MA 02116

Telephone: () 617-367-2600

 x Check here if you are the purchaser on a purchase and sales agreement.

2. Owner, if other than applicant:

Name: Unibank For Savings

Address: 49 Church Street, Whitinsville, MA 01588

Telephone: () 508-234-8112

3. Property:

Street Address: 141 and 128/142 Amsby Road

Assessor's map: 18 Lot : 129 (#141)
18 17 (#128)
18 18 (#142)

Registry of deeds where deed, plan or both recorded:
Worcester County

Deed recording: Book 49968 Page 78 and 89

Plan recording: Plan #

Property is located in the R-1, B-2 / Route 146 Overlay zoning district.

1. Nature of relief requested:

Special permit pursuant to Article / Section 111 A4, V D & VI J which authorizes
A Continue Care Retirement Community (CCRC) by Special Permit _____ to permit
up to ~~85~~ units of independent living cottages.

Detailed explanation of request:

To create an ~~85~~ unit CCRC consisting of independent living cottages on 57.5 acres as
allowed by Special Permit under Article III Use and Dimensional Regulations Section A4
Table of Use Regulations.

Article V. Overlay Districts, Section D. Route 146 Overlay District Bylaw

Article VI. Special Regulations, Section J. Continued Care Retirement Community

Evidence to support grant of special permit:

**Because of reasons set forth below, the special permit requested will be harmony
with the intent and purpose of the Zoning Ordinance/By-law:**

We submit that the enclosed design plan and supporting documents are in harmony with the applicable zoning
regulations, namely Article V.III.D.I purpose of the Route 146 Overlay By-Law and Article V.I.J.I Intent & 4. Specific
Requirements & 5. Other objectives of the CCRC Regulations as a suitable re-use of this former abandoned gravel Pit. Specific
benefits of the project include: creation of new affordable over age 55 housing, increased tax generation, job creation during and
after construction, privately maintained roads and infrastructure all with negligible reliance on or impacts to Town services.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/ By-law as follows:

The project has been designed in consultation with the Town Department heads input and, other than the requested waivers, conforms to the Zoning Bylaw, specifically the environmental controls, open space preservation and site design standards of the Route 146 Overlay By-Law and the frontage and acreage, density, affordability and preference, setback and height, coverage and open space and parking and loading requirements of the Continued Care Retirement Community Regulations.

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the Petitioner or will represent the Petitioner, owner or equitable owner must designate such representative below:

Name of Representative: Smook Architecture, WDA Design Group, Inc., and Ron Muller & Associates

Address of Representative: Smook Architecture, 8 Lyman Street, Suite 206, Westborough, MA 01581
WDA Design Group, Inc., 31 East Main Street, Westborough, MA 01581
Ron Muller & Associates, 54 Teresa Road, Hopkinton, MA 01748

Relationship of representative to owner or equitable owner:

Professional Design Consultants

I hereby authorize JAMES R. WATERMAN to represent my interests before the Permit Granting Authority with respect to this ~~Variance~~ ~~Petition~~ Special Permit.

Lenard B. Zide, Manager
(Signed by owner/equitable owner)

I hereby certify under the pains and penalties of perjury that the information contained in this Petition is true and complete.

Lenard B. Zide, Manager 3/7/2019

Signature of Petitioner

Date

Print Name

LENARD B. ZIDE, MANAGER

Signature of Owner, if other
Of Petitioner

Date

Christopher Reall V.P.
UNI BANK

Lenard B. Zide, Manager 3/7/2019

Signature of Equitable Owner Date
who is filing Petition to
satisfy condition of
purchase and sales agreement

LENARD B. ZIDE, MANAGER

Filed in the Town Clerk's Office

Date

Laura J. Caruso
Town Clerk

2ND
ORIGINAL
CIRC APPLIC.



APPLICATION FOR A SPECIAL PERMIT

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1. Applicant (includes a equitable owner or purchaser on a purchase and sales agreement):

Name: Compton Property Development LLC

Address: 699 Boylston Street, 12th Floor, Boston, MA 02116

Telephone: () 617-367-2600

☒ Check here if you are the purchaser on a purchase and sales agreement.

2. Owner, if other than applicant:

Name: Unibank For Savings

Address: 49 Church Street, Whitinsville, MA 01588

Telephone: () 508-234-8112

3. Property:

Street Address: 141 and 128/142 Armsby Road

Assessor's map: 18 129 (#141)
18 17 (#128)
18 18 (#142)

Registry of deeds where deed, plan or both recorded:

Worcester County

Deed recording: Book 49968 Page 78 and 89

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up to 86 units of independent living cottages.

Detailed explanation of request:

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allowed by Special Permit under Article III Use and Dimensional Regulations Section A4

Table of Use Regulations:

Article V. Overlay Districts, Section D. Route 146 Overlay District Bylaw

Article VI. Special Regulations, Section J. Continued Care Retirement Community

Evidence to support grant of special permit:

Because of reasons set forth below, the special permit requested will be harmony
with the intent and purpose of the Zoning Ordinance/By-law:

We submit that the enclosed design plan and supporting documents are in harmony with the applicable zoning

regulations, namely Article V.III.D.1 purpose of the Route 146 Overlay By-Law and Article V.I.J.1 Intent & 4. Specific

Requirements & 5. Other objectives of the CCRC Regulations as a suitable re-use of this former abandoned gravel Pit. Specific
benefits of the project include: creation of new affordable over age 55 housing, increased tax generation, job creation during and
after construction, privately-maintained roads and infrastructure all with negligible reliance on or impacts to Town services.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/ By-law as follows:

The project has been designed in consultation with the Town Department heads input and, other than the requested waivers, conforms to the Zoning Bylaw, specifically the environmental controls, open space preservation and site design standards of the Route 146 Overlay By-Law and the frontage and acreage, density, affordability and preference, setback and height, coverage and open space and parking and loading requirements of the Continued Care Retirement Community Regulations.

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the Petitioner or will represent the Petitioner, owner or equitable owner must designate such representative below:

Name of Representative: Smack Architecture, WDA Design Group, Inc., and Ron Muller & Associates

Address of Representative: Smack Architecture, 8 Lyman Street, Suite 206, Westborough, MA 01581
WDA Design Group, Inc., 31 East Main Street, Westborough, MA 01581
Ron Muller & Associates, 64 Teresa Road, Hopkinton, MA 01748

Relationship of representative to owner or equitable owner:

Professional Design Consultants

I hereby authorize James R. Dakeman and all of the above consultants to represent my interests before the Permit Granting Authority with respect to this variance ~~Section~~ Special Permit.

James R. Dakeman
(Signed by owner/equitable owner)

I hereby certify under the pains and penalties of perjury that the information contained in this Petition is true and complete.

Signature of Petitioner

Date

Print Name

Signature of Owner, if other
Of Petitioner

Date

Signature of Equitable Owner

Date

who is filing Petition to
satisfy condition of
purchase and sales agreement

Filed in the Town Clerk's Office

Date

Laura J. Caruso
Town Clerk

TOWN OF SUTTON, MASSACHUSETTS
PLANNING BOARD

APPLICATION FOR ROUTE 146 OVERLAY DISTRICT
SPECIAL PERMIT

Sutton Zoning Bylaws, Section IV.P.

The application fee of \$50.00, check made out to "Town of Sutton", must be attached to this form. This application and all supporting materials as per attached check list, must be presented at a regularly scheduled meeting of the Planning Board.

Date: MARCH 7
January 2019

Applicant: Compton Property Development LLC

Phone: 617-367-2600

Applicant's Address: 699 Boylston Street, 12th Floor, Boston, MA 02116

Owners Name: Unibank For Savings

Phone: 508-234-8112

Owner's Address: 49 Church Street, Whitinsville, MA 01588

Architect/Landscape Architect: WDA Design Group, Inc.

Architect's Address: 31 East Main Street
Westborough, MA 01581

Phone: 508-366-6552

Deed of property Recorded in Worcester District Registry of Deeds:

Book 49968

Page 78

Assessors Map # 18

Parcel # 129

49968

89

18

#128 & 142

Location of proposed project: North and south sides of Armsby Road and abutting the west
side line of Route 146.

Description of proposed project/Reasons why proponent feels the permit should be granted:
The project consists of an 86 unit Continued Care Retirement Community with all units designed for independent living in cottage style buildings. the property totals 57.5 acre and is located in the R-1 and B-2 / Route 146 Overlay Zoning Districts. The permit should be granted since Senior Housing is a documented need for the aging population in Town and these age restricted homes will have minimal impact on Town service or existing traffic flow. This is an ideal use for the former gravel pit with no direct access to Route 146.

Filed with the Planning Board:

Applicant's Signature: [Signature] Owner's Signature: [Signature]

CHRISTOPHER REALL, VP
UNI BANK

TOWN OF SUTTON, MASSACHUSETTS
PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Sutton Zoning Bylaws, Section IV.D.

The application fee of \$2.00 per \$1,000 construction valuation, check made out to "Town of Sutton", must be attached to this form. This application and all supporting materials under the Site Plan Bylaw, must be presented at a regularly scheduled meeting of the Planning Board.

Date: MARCH 7
January, 2019

Applicant's Name: Compton Property Development LLC

Phone: 617-387-2600

Applicant's Address: 699 Boylston Street, 12th Floor, Boston, MA 02116

Owners Name: Unibank For Savings

Phone: 508-234-8112

Owner's Address: 48 Church Street, Whitinsville, MA 01588

Architect/Engineer/Surveyor: WDA Design Group, Inc.

Phone: 508-366-6552

Address: 31 East Main Street, Westborough, MA 01581

Deed of property Recorded in Worcester District Registry of Deeds:

Book 49988
49988

Page 78
80

Assessor's Map # 18
18

Parcel # 129

Parcels # 12B & 142

Location of proposed project: North and south sides of Armsby Road and abutting the west side line of Route 146.

The proposed use is a permitted X Special Permit use under the following article/section of the Sutton Zoning Bylaw: Section III A4 Table of Use Regulations

Section VD Route 146 Overlay District

Section VI J Continued Care Retirement Community

Description of proposed project:

The project consists of an 86 Unit Continued Care Retirement Community with all units designed for independent living in cottage style buildings. The property totals 57.5 acres and is located in the R-1 and B-2 / Route 146 Overlay Zoning Districts. The additional information relative to the proposed development and the means by which the project meets the requirements for the Special Permit are attached hereto and incorporated herein by reference.

Filed with the Planning Board:

Owner's Signature: [Signature]

Applicant's Signature: [Signature]

CHRISTOPHER ROAIL, VP
UNIBANK

WEDGEWOOD FARM - SUTTON, MA
EXISTING SITE AND PROPOSED PROJECT NARRATIVE

MARCH 2019

WDA DESIGN GROUP
Westborough, MA

EXISTING SITE DESCRIPTION

#141 Armsby Road (North Side)

The 22.5 acre parcel (#141) to the north of Armsby Road has approximately 745' of frontage on Route 146 and 335' of frontage on Armsby Road. This parcel is shown on the Sutton Assessors Map 18, as Parcel 129. There are no existing structures on the subject property. The parcel is bisected North/South by a zone line; the easterly portion of the property being Zoned Highway Business (B-2) and the Route 146 Overlay Zone, and the westerly portion of the property being zoned Residential, Rural (R-1). Parts of the westerly side of the site have been historically utilized for gravel mining, and as such a large tract of gently sloping, open, grassy areas exist, along with steeper gravel/shrub and wooded areas. Topography on the site ranges from a high elevation of 471 in the northwesterly corner of the property to a low of 394± near the wetland in the north end of the property, while a high elevation of 446 is noted near the southeast corner of the property, on the opposite side of the wetland. Generally the wetland area drops approximately 12' from south to north over a distance of approximately 1,100' (1% slope). The land to the west of this site is currently under development for the Villas at Pleasant Valley condominiums. The Town cemetery is also located at the southwest corner of the property and the Enchanted Passage bookstore is located within a historic home off the southeast corner of the site. Cold Spring Brook is located about 1,000' north of the area where the wetland boundary leaves the subject property, just beyond the Econo Lodge facility and several other smaller commercial properties. A gated gravel cart road accesses the property near the Armsby Road stub and cemetery.

There is a stream that enters the property through a 30" culvert under the former Armsby Road stub (we understand the Commission is working with the Highway Superintendent to remove this culvert to improve flows and water quality downstream). This stream essentially bisects the property and includes an approximately 300' wide wetland corridor and two large upland areas on the east and west sides of the property. There is also a small isolated pond in the southeast corner of the property supporting a narrow wetland fringe. The pond surface is about 22,000 or one-half acre in area and the pond has no outlet.

#128 & #142 Armsby Road (South Side)

The two other parcels subject to this filing are located at 128 and 142 Armsby Road, and total 34.8 acres (128 is 23.4 ac., 142 is 11.4 ac.) and are located to the southwest of the Armsby Road/Route 146 intersection/off ramp. This portion of the property has approximately 1,021' of frontage on Route 146 and 1,133' of frontage along Armsby Road. This frontage area begins at the intersection/off ramp of Route 146 and runs west along the south side of Armsby road. The parcels are bisected North/South by a zone line; the easterly 17.6 Acres being Zoned Highway Business (B-2) and the Route 146 Overlay District, and the westerly 17.2 acres being zoned Residential, Rural (R-1). The parcels are shown on Sutton Assessors Map 18, as Parcels 17 and 18.

These parcels are bounded to the east by Route 146, to the south and west by wooded and developed single family residences, and to the north by Armsby Road. A small portion of the property, generally around the central pond near Armsby Road is located within Zone B, which is considered the area between the limits of the 100-year

flood and the 500-year floor, or an area subject to 100-year flooding with average depths less than one foot, or where the contributing drainage area is less than one square mile, as shown on the FEMA Flood Insurance Rate Map for the Town of Sutton (Community Panel, 250227C0840E, dated July 4, 2011). No area of the 100 year flood is mapped on site.

There are no existing structures on the subject property. Parts of the existing site have been historically utilized for gravel mining, and as such large tracts of gently sloping, open, grassy areas exist, along with steeper gravel/shrub and wooded areas. Topography on the site ranges from a high elevation of 530' in the southwesterly corner of the property to a low of 408'± near the central pond. A natural gas pipeline and easement, running west to east bi-sects the south-central portion of the property. Two gravel cart roads access the property from Armsby Road.

PROPOSED PROJECT DESCRIPTION

The project is an 86 unit CCRC as authorized by Special Permit under Section VI J of the Zoning Bylaw for use as Independent Housing. In accordance with the provisions of the Bylaw, the utilization of the CCRC shall be limited to persons at least one of whom in each household shall have attained the age of 55 years and no person under the age of 18 shall be able to permanently reside in such dwellings. The property north of Armsby Road will include 37 units and the property on the south side of Armsby Road will include 49. All homes will contain a first floor master suite, and units will range from 1,056 sf with one bedroom and a one-car garage, 1,300 sf with one bedroom and a two car garage, to 1,800 sf with two bedrooms and a two car garage. The units are arranged in single, double and triple unit configurations, and are all one and one-half story or 24' in height. There will be a minimum 10% (9 units) affordability component to the project and the applicant to work with the town to increase the affordable unit count to 12%, or 10 units as long as the requested waivers that reduce infrastructure costs are obtained. These units will be identical to the market rate units on the exterior and distributed throughout the site and include both market rate and affordable units as directed by Sutton Housing Partnership. The project will be operated under a Homeowners Association and services provided to each owner will include landscape maintenance, lawn mowing, snow removal, road maintenance, refuse removal, building maintenance and professional management services.

Access

The project will include four separate private access drives connecting to Armsby Road. The primary drives are designed with a 24' wide travel surface and the secondary drives are designed with a 22' wide travel surface, all drives will have Cape Cod style berms. The drives have been designed in accordance with the Sutton Subdivision Rules and Regulations, with the exceptions noted in the list of requested waivers. The layout and design of the driveways has been reviewed with the Fire Department to ensure adequate area exists for access and turning for emergency vehicles. All roads are intended to remain private, in perpetuity, including all plowing and maintenance requirements. Each of the four intersections with Armsby Road have been reviewed in the field by the project traffic engineer to ensure adequate sight and stopping distances. A summary of those calculations are provided in the attached Traffic Assessment Report.

Landscaping

The project is essentially separated into four distinct and separate “neighborhoods” based primarily on the location of the existing ponds, streams and wetland resources on site. The landscape approach was to identify a common element or theme that could be used to connect each of the “neighborhoods” through a series of trails/paths and pocket parks, with central “rest stops” provided along Armsby Road. These rest stops will serve as a central meeting spot for residents on opposite sides of Armsby Road, and an excellent pick up/drop off location to minimize vehicle trips within each neighborhood. These rest stops connect directly into Newell Park on the south side of Armsby Road. Newell Park is a 5'± acre area of ponds and woodland with active and passive recreation. Bocci courts, a community garden, ice skating and walking trails (a portion of which are accessible by wheelchair) are available within the Park. Trails head south from the Park to the large southerly open space area which contains another 25± acres of protected landscape.

Sewage Disposal

These sites were formerly used as a gravel pit and, although much of the property has been excavated or regraded, the majority of the property contains suitable deposits of very permeable sand and gravel. For this reason, and the fact that there is no public sewer available in this area of town, the project will rely on three individual, private, on-site septic systems to handle all sewage disposal needs. One central disposal area will serve the southerly 49 units, and two separate disposal areas will serve the northwest 20 units and the northeast 17 units.

Water Supply

This project will connect to the water supply system of the Wilkinsonville Water District that currently terminates at the southern end of Fairway View Drive, approximately 500' west of this property on Armsby road. The total project water demand is expected to be under 13,000 gallons per day upon total buildout. The Wilkinsonville Water District issued a letter on 1/20/19 agreeing to provide water service to this project subject to the applicant obtaining all other necessary Town permits and completing the District application process.

Open Space

This project has been designed to exceed the Open Space Requirements of the CCRC regulations and the Route 146 Overlay Bylaw. The southerly 35 acre site provides a total of 30± acres or 87% open space, well in excess of the 50% minimum requirement. The northerly 22.5 acre site provides a total of 18.6± acres or 83% open space, well in excess of the 50% minimum requirement. The open space areas exclude buildings and roads and will be permanently protected by the terms of the Homeowners Association Agreement.

Proposed Residential Structures:

The architectural design for this project was selected after consultation with the Town Planner and review of various local building styles. The selected building style is a farmhouse cottage style typical of the New England region that utilizes design elements such as porches and varying styles of siding to break down the overall scale of the building. These units are specifically designed to provide for the needs of active aging adults. There is a two-car garage and first floor master suite in seventy-three of the units. There is an option to create a second story bedroom and second bathroom in 65 of these units. All buildings will be a maximum of 1½ stories or 24' in height. Thirteen one bedroom/one car garage units will be created to ensure some smaller, more affordable units are available. All units will be set in a single, double or a triplex arrangement to provide the most flexibility for buyers' needs.

COMMUNITY AND FISCAL IMPACT ASSESSMENT

WEDGEWOOD FARM – SUTTON, MA

MARCH 2019

WDA DESIGN GROUP
Westborough, MA

RE: Wedgewood Farm is a proposed 86 unit Continued Care Retirement Community pursuant to Section VI J of the Sutton Zoning Bylaw, located on approximately 57 acres on the north and south sides of Armsby Road.

1. Projections of Costs Arising from Increase Demands on Public Services and Infrastructure:

The project will obtain domestic and fire suppression water from the Wilkinsonville Water District. The cost of extending the water to this property and the cost of purchasing water for consumption will be borne by the applicant. The project will utilize three on-site subsurface sewage disposal systems for the discharge of domestic wastewater. All pump stations relative to such wastewater disposal system will be privately owned and maintained.

The proposed community will be under professional management which will contract for services such as trash, snow removal and road maintenance and repair. As such, no additional municipal costs or expenses are expected in connection with such services. Given the presence of over age 55 residents in this project, there may be the potential for an increase in the number of emergency calls to police and fire particularly to deal with medical emergencies. Such minimal increase is offset by the projection of increased tax revenue as described below.

2. Projection of Increased Tax Revenue, Employment (Construction and Permanent) and the Value of Public Infrastructure to be Provided:

The proposed residential community will have a total of 86 independent living dwelling units as defined in Section VI J Section 3 of the Sutton Zoning Bylaw. In accordance with the requirements of the Sutton Zoning Bylaw, then ten percent (10%) (9 units) of the total unit count are to be set aside as affordable units for individuals who only achieve a certain median income and have limited financial resources. The application is considering an increase in the affordable unit count to twelve percent (12%) (10 Units) of the total unit count as long as the total number of approved building units does not decrease below 86 units as currently proposed. The anticipated sales revenue for the completed project is depicted in the table below.

Unit Type	# Market / Affordable Units	Estimated Sales Price	Total Value
Independent Living Cottages (2 bedroom / 2 car garage)	65/0	\$415,000 / \$205,000	\$26,975,000
Independent Living Cottages (1 bedroom / 2 car garage)	5/3	\$305,000 / \$205,000	\$ 2,140,000
Independent Living Cottages (1 bedroom / 1 car garage)	6/7	\$243,000 / \$205,000	<u>\$ 2,893,000</u> \$32,008,000

Tax Rate for Year 2019 = \$16,52/\$1,000

Based upon the foregoing, and that the current tax rate applicable for fiscal year 2019 in the Town of Sutton has been established at \$16.52 per \$1,000.00, the project will generate, upon full build out, annual increment property tax revenue in excess of \$528,772.

During the course of construction, local contractors will be sought by the developer to bid on various components of the construction. Further, the opportunities to provide services/maintenance to the residents within the community facilities being constructed as part of Wedgewood Farm will be focused upon local vendors, and local business thereby providing an opportunity to tap this increased market and the available disposal income from the residents.

3. Projections of the Proposed Impacts of the Development on the Values of Adjoining Properties:

The most significant abutting property to the development is the Pleasant Valley Country Club. It is anticipated that any number of the residents of Wedgewood Farm will seek to utilize the amenities at Pleasant Valley Country Club and provide a readily increase possibility of members at the Country Club. The location of the development just east of the course on Armsby Road will not have any materially adverse impact upon the use of Pleasant Valley Country Club in its current configuration as a private golf course that holds golf functions and other banquet facilities.

Also located on the north side of Armsby Road to the west of the project is the Villas at Pleasant Valley. This project is currently under construction and offers market rate homes not restricted by age. Wedgewood Farm offers a different type and size of housing opportunity than those presented at the Villas and therefore should not be considered a competitive environment. Another nearby business is the Enchanted Passage children's bookstore located on the corner of Armsby Road and Route 146. Based on a meeting with the owner of this business, they sponsor events where owners of these age-restricted units could participate, including meet the author events and birthday parties for all ages. The Wedgewood Farm project has agreed to extend one of its walking trails to the bookstore property in order to encourage this opportunity.

Finally, the project is abutted by various single-family residential dwelling to the south and west and commercial businesses to the north. The location and scale of the proposed buildings in the project and its use as an active over adult community is not expected to have any adverse impact upon the values of adjoining properties. The new buildings will be of a very high construction standard, architecturally designed and professionally landscaped and professionally maintained to ensure long term appearances and values are protected. In fact, the development of this land in a fashion that will not directly compete with these existing dwellings is seen as a benefit for the maintenance of their value.

4. Evaluation of the Proposed New or Altered Structures to the Surrounding Community in Terms of Character and Intensity of Use (e.g., Scale, Materials, Colors, Setback, Roof and Cornice Lines and Other Major Design Elements); and the Location and Configuration of the Proposed Structures, Parking Areas and Open Space with Respect to Neighboring Properties:

The development consists of four separate neighborhoods spread out over the 57 acres yet still connected by trails, open space and recreational amenities. The buildings are purposely designed to be a maximum of 1-½ stories or 24' high to the peak of the roof to minimize their

scale and visibility in relation to other existing structures in the vicinity. Approximately half of the property is located in the Business Highway zoning district, and since it abuts Route 146, is also part of the Route 146 Overlay District. Uses allowed in this district include larger and taller structures such as a hotel or office building. Since the west half of the property is zoned for residential use and all of the property can be used for age restricted housing by special permit, it seems the most appropriate use of the property given the direct residential abutters and the rural nature of Armsby Road itself is to create one interconnected residential community. In addition, the Independent Living Retirement Housing units (cottages) provide for an alternative style of residential dwellings for existing residents and person wishing to relocate to town.

The project will include 86 units of housing arranged in a single, double, or triple configuration, all with first floor master suites. Seventy-five percent (75%) or sixty five (65) of the units will contain two bedrooms and two car garages. Twenty percent (25%) or twenty one (21) units will be single bedroom units with either a two-car garage (8 units) or a single car garage (13 units). The project will provide a minimum of 10% or 9 units of affordable housing and 77 market rate units. We have discussed the potential to increase the affordable count to 12% or 10 units as long as the total unit count does not decrease below the current count of 86 units during the permitting process.

The buildings on site will recall traditional New England styles and include clapboard and board and batten siding, wide trim, front and/or rear porches, small dormers and farm style details. Each unit is sited within the natural contours of the two properties and the serene landscape, stonewalls, ponds and distant vistas will lend a rural and residential feel to the development. Buildings are designed with the aging in mind and include level grading at the front of each unit with only a 6" grade change from the garage to the front porch or patio, wider entry doors are available and an interior layout that will accommodate accessibility in the future, if required.

Amenities for the residents include the retention of significant areas of open space (about 85% or 50 acres), retention of the existing ponds and many acres of existing woodlands, the creation of bicycle and walking trails, a dog park, rest stops along Armsby Road and a large central gathering park, Newell Park, which will include some accessible trails, a bocce court and community gardens.

5. Identification of Impacts on Significant Historical Properties, District or Areas or Archaeological Resources (if any) in the Vicinity of the Proposed Development:

The applicant is not aware of any significant historical properties in the area which would be impacted by the proposed development. The adjacent cemetery property will not be negatively affected by the upgraded access road (predicated by the closing of the east leg of Old Armsby Road) and in fact an additional paved parking space will be created at the entry to the cemetery where none currently exists. The architectural features incorporated into the development are consistent with the architectural style currently found in Sutton.

6. Evaluation of the Proposed Projects Consistency or Compatibility with Existing Local and Regional Plans:

The Sutton Zoning By-law encourages the development of Continued Care Retirement Communities throughout the town in appropriate locations. The past use of these two sites as a gravel removal operation, the large ponds and wetland areas, the split zoning of the property and lack of access off of Route 146 have probably contributed to their lack of use, certainly for commercial ventures. However, those attributes do not limit the use of this property for a CCRC as the size of the individual units is much smaller than with commercial buildings, and the layout of the CCRC responds to the site constraints, including the gravel removal areas, pond and wetlands and utilizes these areas as an amenity. Armsby Road really functions more like a residential street than one suitable for commercial traffic, especially during the peak hour travel times. The concept of varying housing opportunities is consistent with local and regional planning policies and programs and is evidenced by the proposed Continued Care Retirement Community set forth in this fashion.

7. Description of all Permits, Approvals, Variance and Applications Applied for or to be Obtained for the Project and Property Including an Application for Public Water and Private Sewer Connection Permits:

The following are identified as the permits and approvals which will be required for Wedgewood Farm:

- A. Special Permit under the Sutton Zoning Bylaw for Continued Care Retirement Community, Section III 4 A, Table of Use Regulations and Section VI Special Regulations, Section J.
- B. Special Permit under Section V D, Route 146 Overlay District By-Law for a CCRC.
- C. Site Plan Review from the Sutton Planning Board under Section IV C Site Plan Review.
- D. Order of Resource Area Delineation by the Sutton Conservation Commission (Received).
- E. Order of Conditions from the Sutton Conservation Commission.
- F. Water Connection Application to the Wilkinsonville Water District.
- G. Subsurface Sewage Disposal Construction Permit to the Sutton Board of Health.
- H. Approval Not Required (Amalgamation Plan) from the Planning Board to combine the two existing southerly lots at 128 and 142 Armsby Road into one lot.
- I. Potential Special Permit or waiver from the Planning Board for Earth Moving if surplus excavated material is not required for onsite road or site construction purposes and must be removed from the property.
- J. EPA NPDES Permit for a construction project altering over one acre of land.
- K. Building permits from the Sutton Building Department.



COMPTON PROPERTY DEVELOPMENT, LLC

Randy Waterman

cpdrandy@gmail.com

617-512-7777

March 7, 2019

Armsby Road Abutters;

Hello, I am writing to invite you and other nearby homeowners and business owners to an informational meeting for a proposed age restricted housing project on Armsby Road. Specifically, the three parcels at the east end of Armsby Road adjacent to Route 146, parcels #128, #141, and #142 as shown on the attached map, are being planned for an 86 unit over age 55 housing project. The project will consist of individual residences in cottage style buildings arranged in single, double and triple configurations. The project will feature private roads and private sewer and will ensure the protection of approximately 85% or 48 acres of the property as permanent open space. Please join us at 6pm on Wednesday March 20th at the Pleasant Valley Country Club to review our site plans and get a first hand description of what we are planning. Light refreshments will be available.

Thank you in advance for your attention to this notice and we look forward to meeting you on the 20th.

Very Truly Yours,



Randy Waterman

Land Acquisition Manager

COMPTON PROPERTY DEVELOPMENT, LLC

CC: Jennifer Hager, Planning Director
Abutters within 300' of the property

(In case of inclement weather call the phone # referenced above to confirm the meeting is still on).



Abutters Within 300'

Sutton, MA

1 inch = 300 Feet



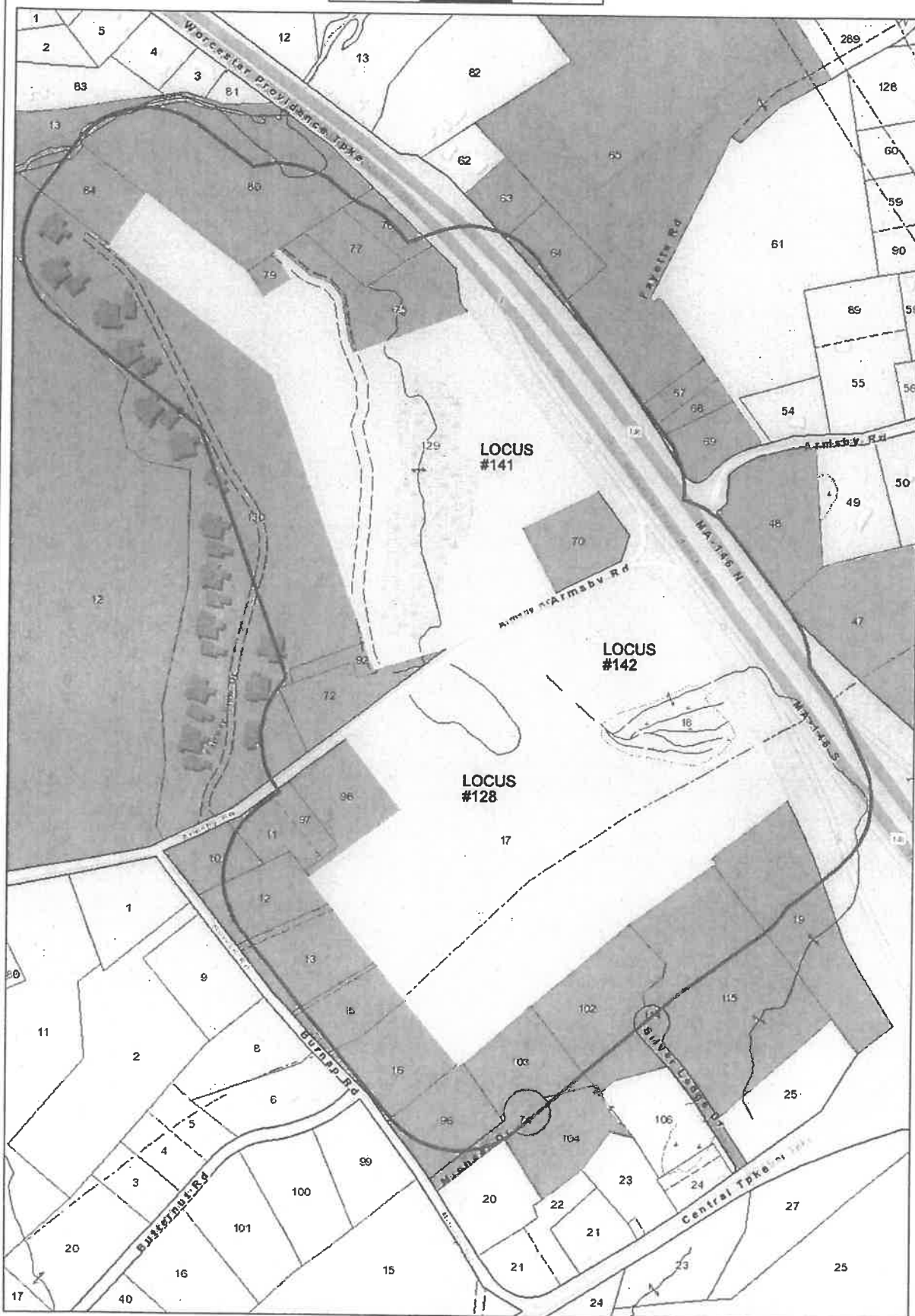
CAI Technologies

Professional Mapping & Geospatial Services

February 26, 2019

0 300 600 900

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

**WILKINSONVILLE WATER DISTRICT
13 PROVIDENCE ROAD
P.O. BOX 173
SUTTON, MA 01590
(508) 865-0060
FAX (508) 865-5993**

January 28, 2019

Randy Waterman
Compton Property Development, LLC

Dear Mr. Waterman,

This is to confirm that, at the regular meeting of the Wilkinsonville Water District Commission on Tuesday, January 22, 2019, the Commissioners unanimously agreed to approve your request for water service related to your planned 55+ community housing development on Armsby Road. This approval was made strictly contingent on your timely filing of all necessary Town permits and District applications with the Board. You understand that the District is limited in the volume of water it can pump and provide, and is obligated under its current policy and practice, to consider immediately granting any request supported by approved permits.

Therefore, should your permit filings be pre-empted by another applicant with approved permits, the District's ability to provide the water you require may be delayed until such time that further approvals from the State of Massachusetts to increase the pumping capacity are received by the District. Note however, based on our current estimates, should your permit and application filings be made in a timely manner, the District is confident in its ability to provide the volume of water you require given current capacity/pumping limits.

If you have any questions regarding this, please contact the district office at the above telephone number.

Very truly yours,
Wilkinsonville Water District

Board of Commissioners

WEDGEWOOD FARM – SUTTON, MA

WAIVER REQUESTS

MARCH 2019

WDA DESIGN GROUP, INC.

Westborough, MA

- A. The Site Plans for "Wedgwood Farm" meet the requirements set for the in the **Sutton Zoning Bylaw** with Amendments through October 16, 2017 with the exception of the waivers requested below:

Section III.A.4, Table of Use Regulations

Footnote #11 – No lot shall be considered buildable unless the building(s) well and septic system are located in contiguous upland acreage, at least equal to sixty percent of the minimum lot area for the zoning district where the lot is located.

Response:

The southeast homes located on Wells Place connect to the common septic system via a small footbridge. Filling this narrow wetland would have resulted in a contiguous upland connection, however avoiding the wetland fill is more in keeping with the stated objectives, Section 5.e. of the CCRC regulations and the local Wetland Bylaw.

Section IV.C. Site Plan Review

Section 5. Procedures, b. Reasonable Fees:

A filing fee of \$200 per \$1,000 of construction value, as reported by the proponent and approved by the Board, with a minimum of \$200, will be required at the time of submission.

Response:

The calculated filing fee for the 86 units is approximately \$40,000. We have discussed providing an initial filing fee of \$7,000 with the Town Planner and agree to provide additional funds should the plan review require it.

VI. J.CCRC Section 4, Setback & Height

All dwelling units and group facilities shall be setback from property lines a minimum of 70. This setback is intended to remain in a vegetated state. Where alterations to this area are determined necessary by the Planning Board, the Board may require fencing, plantings or other means to make this setback a visual buffer to abutting properties. Minimum separation between structures is 75'.

Response:

In order to create the building layout as planning with the individual units facing shared pocket parks, instead of private rear yards, some road work and a portion of several buildings are proposed within the 70' setback, especially where that area was already altered or does not have any direct abutters. Evergreen landscaping is proposed in all 70' buffers where there are nearby abutters.

Section VI.J. Continued Care Retirement Community

Section 4 – Specific Requirements – Infrastructure:

"All roads, driveways, utilities and drainage facilities shall be designed and constructed in accordance with the Town of Sutton Subdivision Rules and Regulations.

Response:

The project has been designed in accordance with the Town of Sutton Subdivision Rules and Regulations with the exception of the waivers requested below in Part B.

VI. J. CCRC Section 5 e. Other Objectives

It is desirable to preserve environmental quality by reduction of 1) the total area over which vegetation is disturbed by cut, fill or displacement; 2) work on slopes over 15%, 3) work in the buffer area and riverway protection areas as defined in MGL, Ch. 131.

Response:

Since the properties are former gravel pits, there are significant areas of clearing and remaining slopes that are over 15%. The proposed roads and buildings have been located in level cleared areas where possible and work on the steeper slopes avoided where at all possible. The native soils on both properties are primarily sand and gravel and not prone to erosion as nearly none exist today.

VI. J. CCRC Section 6.C. Fees

Senior Services Fee – As it is likely that many of the residents of the CCRC will utilize services by the Sutton Senior Center, a one-time fee of \$100 per unit shall be required to be paid to the Sutton Senior Center prior to issuance of a building permit. Said fee shall be used to on and off-site support services available to seniors through the Sutton Senior Center.

Response:

Since this project is designed as Independent Living Retirement Housing for active adults, and is not an assisted living facility, it is not certain that the services of the Senior Center will be utilized by these residents more than any other homes in town and therefore we are requesting a waiver of the \$8,600 fee.

V.D. Route 146 Overlay District Bylaw

4.a.3 – Slope Protection: No structure, roadway or earth disturbing activity shall be located or occur on slopes of fifteen (15%) or greater.

Response:

Since the properties are former gravel pits, there are significant areas of clearing and remaining slopes that are over 15%. The proposed roads and buildings have been located in level cleared areas where possible and work on the steeper slopes avoided where at all possible. The native soils on both properties are primarily sand and gravel and not prone to erosion as nearly none exist today.

V.D. Route 146 Overlay District Bylaw

4.c.1.c – The development shall contain a series of pedestrian paths linking the major buildings and open space parcels on the property. Between buildings such paths shall be hard-surfaced and at least six (6) feet in width. Landscaping shall be provided on either side and contain varieties of plantings including shade trees, ornamental trees, shrubs and flower beds. Paths connecting to open spaces may be simple hiking trails without ornamentation.

Response:

The requirement to have a hard-surfaced path at least 6' in width is in conflict with the objectives of the CCRC regulations, specifically Section 5a, which encourages the reduction of impervious areas. The

project design calls for a 4' – 6' wide path with a crushed stone surface near the proposed homes, or a mowed path in the woods and near the wetland.

V.D. Route 146 Overlay District Bylaw

4.c.2.a – Each development under common ownership within an overlay district shall be limited to one entrance and one exit per street. At the main entrance, one combined entrance/exit location is encouraged to facilitate traffic movement, such entrance shall be separated by a traffic island with separate in and out movements. If needed, the applicant shall construction separate right and for left turning lanes to facilitate entry and exit from the site. Access shall not be provided through residential areas unless authorized by the Board.

Response:

This section seems to apply to commercial projects and the low traffic volumes expected from the two access drives within the Overlay District are both non-thru streets with 17 homes each. The traffic engineer does not recommend a traffic island at these locations.

- B. The Site Plan for “Wedgewood Farm” meets the requirements set forth in the **Sutton Subdivision Rules & Regulations** with Amendments through October 30, 2006, with the exception of the waivers requested below:

Section IV.A.2.f. Streets - Location and Alignment

“The minimum centerline radii of curved streets shall be 270 feet. A minimum stopping sight distance of 200 feet, or other as required by the Board, shall be provided.”

The Project site plans propose minimum centerline radii of between 40' and 200' on the four proposed access roads. Each road is provided with a T-type turn-around or an end loop, and none of the roads allow thru traffic. All proposed access driveways meet the minimum stopping sight distance of 200 feet and, due to their very low volume and level gradients, will provide safe access and egress for the residents and emergency vehicles as confirmed with the Fire Chief.

Section IV.A.2.k. Streets - Location and Alignment

“Roadway Cross Section will be like that shown in Appendix.”

The Project plans propose a cross section that differs from that shown in the (Sutton Subdivision Regulations) Appendix. Please refer to Site Details for proposed cross sections of the access driveways which are either 24' or 22' width to inside of curb. All proposed access drives will provide safe, convenient and adequate access for residents, visitors and emergency personnel as confirmed with the Fire Chief.

Section IV.A.3. Streets - Width

“The minimum roadway width for a 50-foot right-of-way shall be 26 feet.”

The Project plans propose a minimum pavement width of 22 feet or 24 feet for all access roadways. All proposed access roads will provide safe, convenient and adequate access for residents, visitors and emergency personnel as confirmed with the Fire Chief.

Section IV.A.5 Dead End Streets

- a. Dead-end streets shall not be longer than 500 feet (measured from the centerline of the intersection street to the furthest curb line, along the centerline, on the dead end street) unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions. Future extension must be shown to the nearest proposed or constructed street. Sidelines and centerline shall be parallel. The minimum sideline radii shall be 30 feet.
- b. Dead-end streets shall be provided at the closed end with a turnaround having an outside diameter of 176 feet, with a minimum 100' diameter island, 26' of pavement and a 12' grass strip/sidewalk area.
- c. Maximum grade of the roadway in a cul-de-sac shall be 3 percent, and the minimum shall be 1 percent.

Response:

Based on the site topography, wetlands and the low volume of use, each of the four access roads is designed as private dead end (no thru traffic) street. Wedgewood Drive and Wells Place have full loop turnarounds at the ends. Lily Pond Drive and Newell Wedge Drive have T-type turnarounds which have been reviewed and approved by the Fire Chief.

Section IV.B.2.b. Subsurface and Storm Drains - Storm Drains

"Storm drains shall have a minimum diameter of 12 inches, a minimum slope of 0.5% and a minimum cover of 4'. The maximum design flow velocity of 12 feet/second and minimum cover of 4 feet. Storm drains shall be constructed of reinforced concrete pipe (RCP)."

The project plans propose storm drains constructed of smooth base corrugated polyethylene (CPE type 5/AASHTO" M294) with a minimum cover of two feet and a maximum design flow of less than 12 feet per second. The minimum pipe diameter is 12 inches. The pipes have been designed with a minimum slope of 0.5%.

Section IV.B.2.f. Subsurface and Storm Drains - Storm Drains

"A headwall shall be provided at the outfall end of all drains. Headwall and wing walls are required on all exposed drainage inflows."

The Project plans propose flared-end sections on drainage inlets and outfalls.

Section V.E. Sewerage

"The sewerage system shall be installed in accordance with the Definitive Plan and shall be in conformity with these Rules and Regulations of the Board and Rules and Regulations of the Sutton Sewer Commissioner. Said system shall be tested and approved before paving."

The Project plans propose a private sewer system comprised of gravity sewer, forced main sewer and sewer pump stations designed in accordance with local, state and federal regulations and generally accepted engineering practices. Final design shall require local and state approval for the connection to the existing system and the pump stations.

Section V.F. Easements

1. Easements for utilities across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least 30 feet wide.
2. Where a subdivision is traversed by watercourse drainage way, channel or stream, the Board shall require that there be provided storm water easement or drainage right-of-way of adequate width to conform substantially to the lines of such water course, drainage way, channel or stream, and to provide for construction or other necessary purpose.
3. Temporary construction easements shall be shown on all lots adjacent to the proposed roadways to allow for a construction of back slopes from the road onto the lots. The easements shall extend a minimum of 10 feet into each lot, or a greater distance if required by the proposed construction. The easement shall terminate upon acceptance of the street by the Town.
4. Signed copies of easements and agreements affecting land not within the subdivision but necessary for provision of utilities shall be submitted to the Board before approval of the Definitive Plan.

Response:

The project is designed with condominium type ownership on two large lots. All road and utilities will be privately built and maintained, and therefore individual utility easements are not warranted.

Section V.E.2. Street Grading

"Within each street, the full length and width of roadway shall be excavated to a depth of at least 21 inches below the finished surface or filled, as necessary, to a subgrade parallel to the finished grade herein specified. If the soil is soft or yielding, or contains rocks or boulders, clay, sand pockets, peat or other material detrimental to the subgrade, such materials shall be removed to such additional depth as required by the Board's designated Construction Inspector and replaced with well-compacted material such as 1 ½ inch trap rock approved by him. Where fills are very deep, the material shall be placed in layers of approximately 1 foot and thoroughly compacted. No gravel shall be placed on the finished subgrade until approval is given by the Board following an inspection as here-in after provided."

The Project plans propose a driveway section (i.e., pavement and base course materials and depths/thicknesses) in accordance with the Project Geotechnical Engineer's recommendations. A Licensed Geotechnical Engineer will be contracted to perform necessary testing and site evaluations and to prepare Project geotechnical specifications for the driveway sections based on existing conditions of the site and proposed locations of the drives.

Section V.F.2. Roadways

"Roadways shall be provided with a gravel base course consisting of at least 18 inches compacted thickness of binding gravel satisfactory to the designated construction inspector. The gravel shall be clean, free of organic matter, and containing no stones over three (3) inches in diameter. The gravel shall be spread in two equivalent layers, each thoroughly watered and rolled true to line and graded to conform with the typical street cross-section and the street profiles. Rolling shall be with an approved three wheel roller or equal, weighing not less than ten (10) tons. The complete gravel base shall be inspected as hereinafter provided, prior to any further construction."

The Project plans propose a driveway section in accordance with the Project Geotechnical Engineer's recommendations with consideration given to Section V.F.2 Roadways.

Section V.G.1. Curbing

"Curbing shall be provided along each side of all roadways and shall be granite."

The Project plans propose Cape Cod style bituminous curbs based on the low traffic volumes expected and the low gradient of the roadways.

Section V.I.1. Sidewalks and Lighting

"Sidewalks shall be no closer than one foot (1') to the edge of pavement."

The Project plans propose walking paths throughout the project to connect the pocket parks in lieu of paved sidewalks.

Section V.I.4. Sidewalks and Lighting

"Unless the applicant elects to install cement concrete sidewalks (built according to specifications of MHD)..."

The Project plans propose walking paths throughout the project to connect the pocket parks in lieu of paved sidewalks.

Section V.J.1. Planting Strips

"A four foot wide grass plot shall be constructed between the back edge of the curb and the front edge of the sidewalk on each side of the roadway."

The project proposes grass planting strips along all access drives.

BOARD OF ASSESSORS
TOWN OF SUTTON

Planning Board

BOARD OF ASSESSORS - LIST OF ABUTTERS SUTTON, MA

MAP BLK LOT	LOCATION	OWNERS NAME	CO-OWNERS NAME	MAILING ADDRESS	CITY	ST ZIP
17 12	95 ARMSBY RD	95 ARMSBY ROAD LLC	MAGILL ASSOCIATES	PO BOX 565	GRAFTON	MA 01519
17 80	96 ARMSBY RD	PORTER RHON	PORTER REBECCA	96 ARMSBY RD	SUTTON	MA 01590
18 10	114 ARMSBY RD	PAPKE ROSS R	PAPKE NEAN W	114 ARMSBY RD	SUTTON	MA 01590
18 11/199	118 ARMSBY RD	FOX BRIANNA A		118 ARMSBY RD	SUTTON	MA 01590
18 98	122 ARMSBY RD	TRINGUK AARON J		122 ARMSBY RD	SUTTON	MA 01590
18 72/192	127 ARMSBY RD	TOWN OF SUTTON		4 UXBRIDGE RD	SUTTON	MA 01590
18 17	128 ARMSBY RD	UNIBANK FOR SAVINGS		49 CHURCH ST	WHITINSVILLE	MA 01588
18 129	141 ARMSBY RD	UNIBANK FOR SAVINGS		49 CHURCH ST	WHITINSVILLE	MA 01588
18 18	142 ARMSBY RD	UNIBANK FOR SAVINGS		49 CHURCH ST	WHITINSVILLE	MA 01588
18 70	145 ARMSBY RD	LOOMIS SANDRA		145 ARMSBY RD	SUTTON	MA 01590
18 69	159 ARMSBY RD	CRONIN THOMAS J	CRONIN JOSEPHINE M	159 ARMSBY RD	SUTTON	MA 01590
18 48	160 ARMSBY RD	HAMELIN KATHERINE		10 BURNAP RD	SUTTON	MA 01590
17 84	20 BURBANK RD	MUELLER ERIC M		20 BURBANK RD	SUTTON	MA 01590
18 12	7 BURNAP RD	HARRISON TIMOTHY J		7 BURNAP RD	SUTTON	MA 01590
18 13/185	11 BURNAP RD	PERRY TIMOTHY		11 BURNAP RD	SUTTON	MA 01590
18 15/186	17 BURNAP RD	SMITH MARTIN V		17 BURNAP RD	SUTTON	MA 01590
18 16	21 BURNAP RD	PERSKY JOSHUA E	JAKEILSKI JANICE M	21 BURNAP RD	SUTTON	MA 01590
18 96	27 BURNAP RD	COTE NATHAN M	COTE KRISTIN M	27 BURNAP RD	SUTTON	MA 01590
18 19	180 CENTRAL TPKE	COMM OF MASSACHUSETTS	DEPT ENVIRONMENTAL MGT	100 CAMBRIDGE ST	BOSTON	MA 02202
17 72	12 LANES END	CORSAK IRMGARD LE	KNEELAND ROBERT & IRENE R	12 LANES END	SUTTON	MA 01590
17 70	18 LANES END	VALADE CHARLES R	KENNEDY VALADE JOANNE M	18 LANES END	SUTTON	MA 01590
18 74	0 MICHAEL DR	COLORIO CHRISTOPHER		9 MICHAEL DR	SUTTON	MA 01590
18 103	9 MICHAEL DR	COLORIO CHRISTOPHER E		9 MICHAEL DR	SUTTON	MA 01590
18 104	10 MICHAEL DR	BARNES NICHOLAS J	BARNES REBECCA N	10 MICHAEL DR	SUTTON	MA 01590
17 13	39 PLEASANT VALLEY	39 PLEASANT VALLEY ROAD LLC		18 PROVIDENCE RD	SUTTON	MA 01590
18 114	0 SILVER LEDGE DR	MAHONEY TIMOTHY	DENITTIS MATTHEW	14 SILVER LEDGE DR	SUTTON	MA 01590
18 102	11 SILVER LEDGE DR	TERRACES REALTY TRUST	DENITTIS MATTHEW DENITTIS	11 SILVER LEDGE DR	SUTTON	MA 01590
18 115	14 SILVER LEDGE DR	MAHONEY TIMOTHY M	SAMUELSON TAMMY L	14 SILVER LEDGE DR	SUTTON	MA 01590
17 75	0 WAINWRIGHT DR	TOWN OF SUTTON		4 UXBRIDGE RD	SUTTON	MA 01590
18 84	194R WORC-PROV TPKE	FITZPATRICK JAMES T	FITZPATRICK MARY JANE	12 MENDON RD	SUTTON	MA 01590
18 80/179	200 WORC-PROV TPKE	BHAKTA BHARAT D	BHAKTA MARY T	200 WORC-PROV TPKE	SUTTON	MA 01590
18 76/177	208 WORC-PROV TPKE	UNIBANK FOR SAVINGS		49 CHURCH ST	WHITINSVILLE	MA 01588
18 63	211 WORC-PROV TPKE	JNL HOLDINGS LLC		211 WORC-PROV TPKE PO BOX 372	SUTTON	MA 01590

BOARD OF ASSESSORS - LIST OF ABUTTERS SUTTON, MA

MAP BLK LOT	LOCATION	OWNERS NAME	CO-OWNERS NAME	MAILING ADDRESS	CITY	ST ZIP
18 75	214 WORC-PROV TPKE	RAT PACK LLC		451 NORTHWEST MAIN S	DOUGLAS	MA 01516
18 64	215 WORC-PROV TPKE	BEME REALTY LLC		215 WORC-PROV TPKE	SUTTON	MA 01590
18 65	223 WORC-PROV TPKE	ATLAS BOX LLC	AGS	223 WORC PROV TPKE	SUTTON	MA 01590
18 67/68	229 WORC-PROV TPKE	229 WORC-PROV TPKE NOMINEE TRU FUSARO GUILLIO & BARBARA		16 TUTTLE RD	SUTTON	MA 01590
18 47	245 WORC-PROV TPKE	COMM OF MASSACHUSETTS	DEPT ENVIRONMENTAL MGT	100 CAMBRIDGE ST	BOSTON	MA 02202

Record Count: 38

To: Planning Board

Board of Assessors Jane S. Sweeney

Date: 1/23/2019

**BOARD OF ASSESSORS - LIST OF ABUTTERS - CONDOMINIUMS
SUTTON, MA**

MAP	BLK	LOT	PARCEL LOCATION	OWNERS NAME	CO-OWNERS NAME	MAILING ADDRESS	CITY
18	130	74	7 FAIRWAY VIEW DR	CLOUTIER JOSEPH W	CLOUTIER-SAAD PATRICIA	7 FAIRWAY VIEW DR	SUTTON
18	130	75	9 FAIRWAY VIEW DR	BUSH TERRANCE R	BUSH ELAINE B	9 FAIRWAY VIEW DR	SUTTON
18	130	76	11 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	80	14 FAIRWAY VIEW DR	OMALLEY PAUL F	OMALLEY KELLY T	14 FAIRWAY VIEW DR	SUTTON
18	130	77	15 FAIRWAY VIEW DR	HEALY JONATHAN H	HEALY JILL E	15 FAIRWAY VIEW DR	SUTTON
18	130	78	17 FAIRWAY VIEW DR	DUCA MICHAEL C	DUCA JANE F	17 FAIRWAY VIEW DR	SUTTON
18	130	79	19 FAIRWAY VIEW DR	TRABERT JOHN H	TRABERT SHERYL A	19 FAIRWAY VIEW DR	SUTTON
18	130	81	20 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	43	21 FAIRWAY VIEW DR	COMPTON MICHAEL C	COMPTON ROSEANN K	21 FAIRWAY VIEW DR	SUTTON
18	130	82	22 FAIRWAY VIEW DR	CARDINAL FAMILY TRUST	JAEGER R DOWNS P TRUSTEE	22 FAIRWAY VIEW DR	SUTTON
18	130	85	23 FAIRWAY VIEW DR	CASAMASSIMA VINCENT	CASAMASSIMA PATRICIA	23 FAIRWAY VIEW DR	SUTTON
18	130	86	25 FAIRWAY VIEW DR	WOODBURY ROBERT W JR		25 FAIRWAY VIEW DR	SUTTON
18	130	83	26 FAIRWAY VIEW DR	ZAPOLEON GUY		26 FAIRWAY VIEW DR	SUTTON
18	130	87	27 FAIRWAY VIEW DR	HOCHMAN STEVEN		27 FAIRWAY VIEW DR	SUTTON
18	130	84	28 FAIRWAY VIEW DR	MURPHY PAUL R	MURPHY JEANNE A	28 FAIRWAY VIEW DR	SUTTON
18	130	88	31 FAIRWAY VIEW DR	OSHEA MICHAEL A		31 FAIRWAY VIEW DR	SUTTON
18	130	89	33 FAIRWAY VIEW DR	MECIAC JOHN M JR	MECIAC LISA S	33 FAIRWAY VIEW DR	SUTTON
18	130	90	35 FAIRWAY VIEW DR	SMITH V MURRAY JR	SMITH ANNICE LEE	35 FAIRWAY VIEW DR	SUTTON
18	130	91	39 FAIRWAY VIEW DR	BUTLER RAYMOND	BUTLER SUSAN	39 FAIRWAY VIEW DR	SUTTON
18	130	92	41 FAIRWAY VIEW DR	JOHNSON JEFF R		41 FAIRWAY VIEW DR	SUTTON
18	130	93	43 FAIRWAY VIEW DR	HOGAN PARICK P	HOGAN SHARON M	43 FAIRWAY VIEW DR	SUTTON
18	130	94	51 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	95	55 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	96	57 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	97	61 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	98	63 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	99	65 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	100	69 FAIRWAY VIEW DR	MOODY RONALD E	MOODY NANCY A	69 FAIRWAY VIEW DR	SUTTON
18	130	101	71 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	102	73 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	103	75 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	104	77 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	105	79 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	106	85 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	107	87 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	108	89 FAIRWAY VIEW DR	BLACK BROOK REALTY LLC		PO BOX 303	SUTTON
18	130	109	91 FAIRWAY VIEW DR	SHERR CARL P	SHERR JOYCE S	91 FAIRWAY VIEW DR	SUTTON
18	130	110	93 FAIRWAY VIEW DR	PREMO GARY A	PREMO NADINE A	93 FAIRWAY VIEW DR	SUTTON

Median PARCEL LOCATION: 0
Record Count: 38

To:

Board of Assessors:

Jayme S. Sadegele
1/23/2019

Date: