

COMPTON PROPERTY DEVELOPMENT, LLC

June 15, 2023

Ms. Jen Hager, Planning Director
Sutton Planning Department
4 Uxbridge Road
Sutton, MA 01590

Reference: Wedgewood Farm Special Permit
Sutton, Massachusetts

Dear Jen & Members of the Board:

We are writing to request an extension to one of our two special permits for the Wedgewood Farm project. The initial special permit for the CCRC use in the two zoning districts was issued (following the 20-day appeal) on 7/8/2019, see attached. This permit had no listed expiration date, however, per MGL, Ch. 40A, Section 9, Special Permits cannot exceed 3 years, or 7/8/2022. On 8/24/21 the Board approved a one-year extension of that permit to 7/8/23, hence the need for this extension request. The other special permit for work in the Route 146 Overlay, the Groundwater Permit and Site Plan Approval has already been extended to 1/14/24.

As you know, the building industry was decimated by the pandemic for most of the time these permits were valid. During that period, we were still able to attract three different developers/partners, however all of them eventually backed out due to the continually worsening impacts of Covid, supply chain issues, material costs, rising interest rates, and for the most recent buyer, an insufficient water supply. Given the continued strong interest in the project and the local need for both market rate and affordable homes we are requesting the Board vote to extend our initial special permit from 7/8/2023 to 7/8/24. The site conditions at the property have not changed since the time of the original application and the other site permits that are required for construction have all been extended.

We would be pleased to meet with the Board to discuss this request at your next scheduled public meeting and we thank you in advance for your attention to this administrative matter.

Very truly yours,

COMPTON PROPERTY DEVELOPMENT, LLC



James R. Waterman, Manager

Robert S. Largess, Jr., Chairman
Walter A. Baker, Vice-Chair
Scott Paul
Miriam Sanderson
Michael Gagan
Bill Talcott, Associate
Kyle Bergeson, Associate

Jennifer S. Hager
Planning Director



TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board Special Permit Decision

INITIAL
SP: REP
Rec. 8/16/19
60895/263

Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508) 865-8729
Fax: (508) 865-8721



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June 12, 2019

Town Clerk

The Planning Board at a meeting held May 20, 2019 voted to approve the Special Permit application submitted by Compton Property Development LLC, 699 Boylston Street, Boston, MA for property located at 128, 141 & 142 Armsby Road. The application requested a **Special Permit for use of this site as a 93 unit independent living Continued Care Retirement Community (III. A. 4. Table 1. A.11.).**

Public hearings took place on the following dates with deliberation also being conducted on the final evening: 4/8/19, 5/6/19 (no new testimony), 5/20/19

The following members were present the evening of the decision: R. Largess, W. Baker, M. Gagan, K. Bergeson, W. Talcott

The following members were absent on hearing dates as follows: S. Paul, M. Sanderson, K. Bergeson (4/8/19 viewing affidavit filed), W. Talcott (5/6/19)

The following members voted in favor of granting the approval: R. Largess, W. Baker, M. Gagan, K. Bergeson, W. Talcott

The following members voted in opposition to the approval or abstained: None

The following individuals spoke in favor of the application: The applicant's engineer, Robert Recore of 302 Boston Road

The following individuals expressed concerns and/or provided comments on the application: Various individuals per the public record

The Planning Board made the following findings in open meeting in accordance with Section VII.A.

- The site is appropriate for this use as it is appropriately zoned, studies show it will have little impact, and this type of housing development as opposed to a commercial development is the best fit for this neighborhood.

- Public sewerage and water are available to serve the site.
- Per materials and studies submitted, the effect of the developed use upon the neighborhood will be minimal and much less so than other allowed uses.
- Per the study submitted, there will be no undue nuisance or serious hazard to vehicles or pedestrians and this type of use has less traffic generation than numerous other allowed uses, especially with ongoing maintenance of sight distance vegetation.
- Adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition via the design as well as the homeowners association that will be put in place to maintain the development long term.

Approval was based on the plans and filing materials submitted as part of the record (list attached).


Robert S. Largent, Jr., Chairman

NOTE: Any appeals to this decision shall be made pursuant to M.G.L. Chapter 40A §17 within twenty days of the filing of this decision with the Town Clerk.

cc: Building Inspector
Board of Selectmen
Conservation

Board of Assessors
Fire Department
Applicant

Board of Health
Police Department
Parties in Interest

Filed in the Town Clerk's office

June 12, 2019


Laura J. Caruso, Town Clerk

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I, Hereby certify that twenty-one days have lapsed since the filing of the above reference decision in the Town Clerk's office on July 8, 2019 and that no appeal has been filed.


Laura J. Caruso, Town Clerk

Wedgewood Farm – Armsby Road – Public Document List

TO	FROM	ITEM	DATE
Planning Board	WDA Design Group	Application Package Table of Use Regulations Route 146 Overlay District CCRC Site Plan Review Groundwater Special Permit	3/25/19 (Official filing date 3/25/19)
Planning Board	WDA Design Group	Stormwater Management Report	3/25/19 (Official filing date 3/25/19)
Planning Board	Ron Muller & Assoc	Traffic Assessment	3/25/19 (Official filing date 3/25/19)
Planning Board	WDA Design Group	Special Permit & Site Plans	3/25/19
Planning Board	Smook Architecture	Architecture and Floor Plans	3/25/19
N/A	Planning Dept	Legal Ad – Millbury Sutton Chronicle	Posted 3/18/19
Abutting Planning Boards	Planning Dept	Review Request and Project Review Form	3/18/19
Sutton Boards & Dept.	Planning Dept	Review Request and Project Review Form	3/18/19
Sutton Treasurer/Collector	Planning Dept	Taxes Paid Inquiry	3/18/19
Planning Board	Joyce Smith, Conservation Comm	Project Review Form	3/20/19
Planning Board	Robin Dresser, Fire Dept	Project Review Form	3/21/19
Planning Board	R. Nunnemacher, Assessor	Project Review	3/23/19
Planning Board	R. Nunnemacher, Assessor	Email – Project Review	3/25/19
Planning Board	Keith Downer, Historical Comm	Project Review Form	3/26/19
Planning Board	Chief D. Towle, Police Dept.	Project Review Form	4/4/19
Planning Board	J. Hager, Planning Director	Memo – Project Review	4/4/19
Planning Board	J. Walsh, Graves Engineering	Letter – Site Plan Review	4/8/19
Planning Board	Randy Waterman	Email – request for continuance	5/1/19
Randy Waterman	Ron Muller & Assoc	Letter – response to comments	5/9/19
Planning Board	WDA Design Group	Intersection Line of Sight Clearing/ Bulk Open Space/Buffer Zone	5/15/19
Planning Board	WDA Design Group	Waiver Requests	5/15/19
Planning Board	WDA Design Group	Letter – response to comments	5/15/19
Planning Board	WDA Design Group	Overall Landscape Plan	5/15/19
Planning Board	WDA Design Group	Revised – Special Permit & Site Plans	5/20/19

Michael Gagan, Chair
Kyle Bergeson, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker
William Talcott, Associate

Jennifer S. Hager,
Planning & Economic Development Director



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

TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

August 24, 2021

Mr. James R. Waterman, Manager
Compton Property Development, LLC.
c/o WDA Design Group
31 East Main Street
Westborough, MA 01581

RE: Wedgewood Farm CCRC Permits
128 & 141 Armsby Road (formerly 128, 141 & 142 Armsby Road)

Mr. Waterman:

At their meeting of August 23, 2021 the Board unanimously voted to grant extensions to the following permits as detailed below. They agreed that you have met the burden of "good cause" in delays and complications caused by the Covid pandemic that have prevented you from utilizing your permits in the time frames otherwise prescribed by Sutton's Zoning Bylaw.

Continued Care Retirement Community(CCRC) Special Permit	Extended to July 8, 2023
Route 146 Overlay District Special Permit	Extended to January 14, 2024
Groundwater Protection District Special Permit	Extended to January 14, 2024
Site Plan Approval	Extended to January 14, 2024

If you have any questions, please feel free to contact the Planning Office.

Sincerely,

Michael F. Gagan
Michael F. Gagan, Chair
Sutton Planning Board

cc: Sutton Town Clerk
Sutton Building Commissioner