

Robert S. Largess, Jr., Chair
Scott Hughes, Vice Chair
Scott Paul
Tomm Connors
Dan Moroney
Wayne Whittier, Associate

Jennifer S. Hager
Planning Director



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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

March 4, 2009

Town Clerk
Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on February 23, 2009, voted to approve the Site Plan Review application ("Application") submitted on July 21, 2008 by Sandra Roy, 583 Boston Road, Sutton, MA ("Applicant"), for property owned by Sandra Roy, Sutton, MA, located at 107 Boston Road.

The application involves a project that consists of the construction of a two story building for a hair salon and complimentary personal care businesses.

Public hearings concerning the application and associated project were held on the following evenings: August 18, 2008, September 9, 2008, October 6, 2008, November 3, 2008, November 17, 2008, December 15, 2008, January 26, 2009, February 9, 2009

The Planning Board conducted deliberations on the following evenings: February 23, 2009

The following members of the Planning Board were present at the public hearings and on the evening of the decision:

R. Largess, S. Hughes, S. Paul, T. Connors, D. Moroney, W. Whittier

The following members of the Planning Board were absent the evening of the public hearing and/or the evening of the decision:

W. Whittier (August 18, 2008), S. Paul (February 23, 2009)

The following members voted in favor of granting the approval:

R. Largess, S. Hughes, T. Connors, D. Moroney, W. Whittier

The following members voted in opposition to the approval: None

The following individual(s) spoke in favor of the application:

The Applicant, Applicants Engineer

The following individuals raised questions and/or expressed concerns with the Application:

None

The Planning Board made findings in open meeting that the site plan complied with the Site Plan Review criteria of Section IV.D. of the Sutton Zoning Bylaws . No waivers were requested.

Approval was based on the following plan as submitted:

Sheet Title	Drawing No.	Date
Cover Sheet	1	02/03/09
Notes, References and Legend	2	02/03/09
Existing Conditions Plan	3	02/03/09
Site Layout Plan	4	02/03/09
Topographic and Utility Plan	5	02/03/09
Driveway Plan & Profile	6	02/03/09
Erosion Control Plan	7	02/03/09
Landscaping & Lighting Plan	8	02/03/09
Construction Details	9-12	02/03/09
Stormwater Operation & Maintenance Key	13	02/03/09
Architectural Plan	14	02/03/09
Fire Ladder Truck Access Plan	15A	02/03/09
Fire Pumper Truck Access Plan	15B	02/03/09
Sight Line Distances	16	02/03/09

Approval is contingent on:

1. Prior to endorsement all waivers and conditions of approval shall be listed on the plan set.
2. Prior to commencement of construction, the applicant must receive all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments, including the Earth Removal Board and copy them to the Planning Board.
3. Prior to commencement of construction, a letter shall be submitted from the Wilkinsonville Water District acknowledging that they have reviewed the water and fire suppression systems for the site and agree with their configuration, and that they can supply water for said systems.
4. Prior to the commencement of construction the applicant shall attend a pre-construction meeting with the Planning Department and any department or staff that have inspection responsibilities relative to the site, as well as the site contractor and other personnel the applicant feels are appropriate.
5. Prior to commencement of construction final architectural plans shall be submitted to the Planning Department for approval.
6. After the base course of pavement is installed the applicant will conduct a driving test with the Town's Consulting Engineer and the Fire Department to ensure safety vehicles do not bottom out on the steep driveway; and can complete all turning movements, and make any necessary adjustments.
7. Prior to installation and issuance of a sign permit the applicant will submit a sign plan to the Planning Board for review and approval.

8. Following the implementation of the Project's planting plan, the applicant's landscape architect and a representative of the Planning Board shall review the plantings for effectiveness, and make any necessary adjustments.
9. Prior to occupancy information on security systems shall be provided to the Police Department.
10. Prior to occupancy, the Applicant shall submit to the Planning Board an As-Built Plan and written certification from the Project's engineer that the Project has been constructed substantially in accordance with the Site Plan.
11. Prior to occupancy the Historic Marker located at the site will be replaced in the prominent location as shown on the plan.
12. The Applicant shall ensure proper maintenance of plantings on the site, including replacement of dead or diseased plantings in the following planting season.
13. No sodium based de-icing agents shall be utilized on the Site. Agents such as potassium chloride or calcium chloride are deemed acceptable for usage at the Site.
14. Construction on the Site shall be limited to Monday through Saturday, 7:00 a.m. to 5:00 p.m., and shall exclude all local, state and federally-observed holidays.
15. The Planning Board reserves the right to review lighting post installation and require necessary adjustments to prevent glare to adjacent areas.
16. Site Distance as shown on the plans shall be maintained in perpetuity through regular vegetation trimmings and other measures as necessary and approved by the Highway Superintendent.

Robert S. Largess, Jr.
Chairman

cc: Town Administrator
Board of Assessors
Conservation
Tax Collector

Building Inspector
Fire Department
Board of Appeals
Earth Removal

Board of Health
Police Department
Highway Department
Applicant

Filed in the Town Clerk's office _____, 2009

Laura J. Rodgers, Town Clerk

I, hereby certify that twenty days have lapsed since the filing of the above referenced decision in the Town Clerk's office on _____, 2009 and that no appeal has been filed.

Laura J. Rodgers, Town Clerk