



**Town of Sutton
Facsimile Cover Sheet**

To: Bill Cundiff

Fax #: ⁵⁰⁸⁻476-4012

Phone #:

From: Jennifer Hager, Planning Coordinator

Fax#: (508) 865-8721

Phone#: (508) 865-8729

Date: 8/20/08

Re: North Village

Pages: 3 (includes fax cover)

Comments:

Please see attached letter
of concern from the Sutton
Planning Board.

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



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Sutton, Massachusetts 01590
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*Jennifer S. Hager
Planning Director*

**TOWN OF SUTTON
PLANNING BOARD & DEPARTMENT**

8/19/2008

Douglas Zoning Board of Appeals
29 Depot Street
Douglas, MA 01516

Re: North Village - Brown Road in Douglas

Dear Board Members:

The Sutton Planning Board at their meeting of August 18, 2008, discussed the above project.

The Board has serious concerns with respect to this project in terms of traffic generation from the proposed 133 new family housing units on Brown Road in Douglas. Hough Road and Whitins Road in Sutton provide the most direct access route to Route 146 and the Super Walmart in Northbridge. The approximately 1000+/- trips per day will primarily impact Hough and Whitins Roads in Sutton, resulting in significant impacts to safety and road conditions on Hough Road particularly at its intersection with Whitins Road. Also, the Sutton Senior Center and the Hough Road sports field complex and playground are located on Hough Road, increasing safety concerns on the roadway.

We request that traffic concerns on Hough and Whitins Roads, including road condition, traffic safety and sight distances be evaluated and mitigated through roadway widening, sidewalks, and/or banking cuts to improve visibility and capacity and thus safety of these roadways.

If you have any questions, please contact Jennifer Hager, Sutton Planning Director, at 508-865-8729.

Sincerely,

Robert S. Largess, Jr.
Chairman
Sutton Planning Board

Jennifer Hager

From: Knick Nunnemacher
Sent: Saturday, August 16, 2008 6:54 AM
To: Jennifer Hager
Cc: James Smith; Mark Brigham
Subject: North Village, Douglas

Dear Jen,

1. Require the accurate determination of the Sutton/Douglas Town Line.
2. If Brown Road is within Douglas, as I have always suspected, it should be improved to reasonable, full Douglas subdivision construction standards from Hough Road to at least the Subdivision entrance. In Sutton, I foresee ANR lots on the north side of Brown Road (Silun property) with a subdivision at the west end (Slocum property) with a possible connection to Whitins Road through Frieswick property.
3. A full sized Cul-de-Sac should be constructed on the applicant's property at the westerly end of Brown Road as accepted by Sutton.
4. Since Douglas is now assessing (and we had to reduce our assessments) the road and land north of the road, Sutton should no longer have anything to do with the maintenance of Brown Road.
5. A quick look at Google Maps will show that the shortest distance from this project to Route 146 is northward on Hough Road to Whitins Road so the traffic impact will probably be much more for Sutton than Douglas. The full length of Hough Road, including its intersection at Whitins Road should be improved to reasonable, full Sutton subdivision construction standards.
6. Sutton will receive no tax benefit or otherwise from this project and the Town's authority here is nil, but I would try to work with Douglas and the applicant on road improvements by offering some Sutton Highway assistance or funding for Hough Road improvements. I know that this will cost Sutton now but the alternative is that Sutton pays the entire cost of redoing Hough Road in the future. I would concentrate on the areas of drainage, roadway foundation, pavement width and thickness.

Knick

8/18/2008