



December 18, 2023

Sutton Planning Board  
Attn: Jen Hager, Town Planner  
4 Uxbridge Road  
Sutton, MA 01590

***Re: Application for Site Plan Review/Special Permit  
100 Worcester-Providence Turnpike, Sutton, MA  
TPE Project No.: 1126***

Dear Members of the Board:

On behalf of the applicant, Eastland Partners, Inc. ("Eastland"), Turning Point Engineering ("TPE") is pleased to submit the following documents in support of an application for Site Plan Review and Special Permit for pursuant to Section IV.C. (*Site Plan Review*), Section V.B. (*Groundwater Protection District*) and Section V.D. (*Route 146 Overlay District*) of the Sutton Zoning Bylaws.

- ✓ Six (6) copies of application package, which includes the following:
  - Fee check;
  - Application for Site Plan Approval;
  - Application for Special Permit;
  - Certificate of Good Standing;
  - GPI Traffic Letter dated July 3, 2023
  - Chappell Engineering Associates, LLC Traffic Peer Review dated September 29, 2023
  - GPI Traffic Response Letter dated October 26, 2023
  - Site Development Plan and Sight Line Plans
  - Stormwater Management Report

### **Property Description**

The subject property is located at 100 Worcester-Providence Turnpike, is shown in the Sutton Assessor's records as map 10, parcel 18, and is situated in the Business-Highway (B-2) zoning district (the "Site"). The Site is 9.41± acres with topography sloping upward at an average of 7.4% from southeast to northwest. The Site is the former location of a drive-in movie theater named the Sutton Motor-In and consists of the remains of the movie screen and the main concessions building that contained restrooms and the projector room, all situated on 4.7± acres of bituminous asphalt.

The Site is bounded on the north by a commercial truck repair business on property owned by Paul T. Watts, Jr.; on the east by Worcester-Providence Highway (Route 146); on the south by undeveloped land owned by 118 Worcester-Providence Turnpike, LLC; and on the west by agricultural land and mature forest owned by James E. Marran, Jr.

## **Project Description**

Eastland Partners, Inc. proposes to redevelop the Site and construct a 28,800± s.f. commercial building to accommodate Northeast Great Dane, one of the largest distributors of semi-trailers in North America. The proposed building will be for the service and repair of semi-trailers and will consist of nine (9) service bays, an 8,800± s.f. warehouse, and a 2,400± s.f. office with associated earthwork, utilities, paving, landscaping, and stormwater management facilities.

The location of the proposed access drive was chosen because it is currently paved as it was the exit driveway when the Site operated as a drive-in movie theater. Also, due to the topographic conditions of Route 146, it provides the maximum sight distance and the location was determined by the Massachusetts Department of Transportation (MassDOT) to be the most desirable location for vehicles entering and exiting the Site.

In accordance with Standard 7 of the Massachusetts Stormwater Standards, the Site qualifies for redevelopment. All redevelopment projects are also required to meet the following Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6 and improve existing conditions. Existing stormwater discharges are also required to comply with Standard 1 only to the maximum extent practicable.

All stormwater runoff will be collected and conveyed to BMPs in accordance with MassDEP Stormwater Management Standards. Detailed plans for erosion controls, methods to provide stabilization during construction, and long-term pollution prevention procedures are provided within the enclosed plan set and stormwater management report. The project will be subject to a Construction General Permit in accordance with the U.S. EPA NPDES program.

We look forward to presenting further details of this project to the Planning Board at an upcoming public hearing. Should you have any questions or require additional information, please contact us.

Sincerely,

**TURNING POINT ENGINEERING**



Travis R. Brown  
Project Manager

Enclosure(s)

C: Mr. Chad Boardman – Eastland Partners, Inc.  
Sutton Town Clerk

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Town of Sutton  
Planning Department  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
508-865-8729  
<https://www.suttonma.org/planning-board>

## APPLICATION FOR SITE PLAN APPROVAL (IV.C.)

### APPLICANT & PROPERTY OWNER INFORMATION

NAME Chad Boardman - Eastland Partners, Inc.

STREET 997 Millbury Street CITY/TOWN Worcester

STATE MA ZIP 01607 PHONE 508-647-1919 EMAIL cboardman@eastlandpartners.com

NAME, ADDRESS & CONTACT INFO OF PROPERTY OWNER (if different from Applicant)  
Sutton Motor-In Trust, One Mercantile Street, Suite 540, Worcester, MA, 01608, 508-755-4300

### SITE INFORMATION:

STREET AND NUMBER 100 Worcester-Providence Turnpike

ZONING DISTRICT B-2 ASSESSOR'S MAP 10 LOT #(S) 18 DEED INFO BOOK 9774 PAGE 388

LOT SIZE 9.4 acres FRONTAGE 649.80 feet

CURRENT USE Vacant Land

### PROJECT/PLAN INFORMATION:

PLAN TITLE Site Development Plans for Northeast Great Dane

PREPARED BY (name/address/contact info) Turning Point Engineering, PO Box 757 Sutton, MA, 01590,  
508-381-1515, tbrown@tpcivildesign.com

DATE PREPARED 12-1-23 REVISION DATE(S) N/A

PROJECT DESCRIPTION See attached.

APPLICANT'S SIGNATURE [Signature] DATE 12-1-23

PROPERTY OWNER'S SIGNATURE (if not Applicant) [Signature] DATE 12-11-23



Town of Sutton  
Planning Department  
4 Uxbridge Road  
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## APPLICATION FOR SPECIAL PERMIT (III.A. OR VI)

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STREET 997 Millbury Street CITY/TOWN Worcester

STATE MA ZIP 01607 PHONE 508-647-1919 EMAIL cboardman@eastlandpartners.com

NAME, ADDRESS & CONTACT INFO OF PROPERTY OWNER (if different from Applicant)  
Sutton Motor-In Trust, One Mercantile Street, Suite 540, Worcester, MA, 01608, 508-755-4300

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DATE PREPARED 12-15-23 REVISION DATE(S) N/A

APPLICABLE SPECIAL PERMIT SECTION (Select from III.A. Use Table or VI.) Groundwater Protection District

\*ATTACH PROJECT DESCRIPTION\*

APPLICANT'S SIGNATURE [Signature] DATE 12-15-23

PROPERTY OWNER'S SIGNATURE (if not Applicant) R. Boardman DATE 12-15-23  
Trustee





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DATE PREPARED 12-1-23 REVISION DATE(S) N/A

APPLICABLE SPECIAL PERMIT SECTION (Select from III.A. Use Table or VI.) Route 146 Corridor Overlay District

\*ATTACH PROJECT DESCRIPTION\*

APPLICANT'S SIGNATURE [Signature]

DATE 12-1-23

PROPERTY OWNER'S SIGNATURE (if not Applicant) [Signature]

DATE 12-11-23

Certificate of Good Standing  
(TAX STATUS FORM)

100 Worcester-Providence Turnpike  
Property Address

10/18  
Assessor's Map # / Parcel #

All applicants seeking relief with the Town of Sutton Board of Appeals must submit this completed form at the time of application. Any delinquent bills must be paid in full before this office can accept the application paperwork. Please make arrangements to pay any outstanding bills at the Collector's Office.

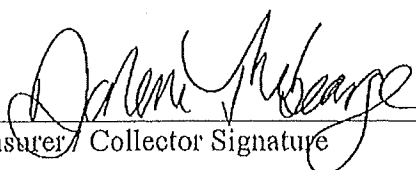
Property Owner: Sutton Motor-In Trust

Mailing Address One Mercantile Square, Suite 540

City, State, Zip: Worcester, MA 01608

508-755-4300  
Phone #

	Current	Date	N/A
Real Estate	✓	6/20/23	
Personal Property			✓
Motor Vehicle Excise			✓
General Billing	— no sewer		✓

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Treasurer/Collector Signature

6/20/23  
Date