



100 GROVE ST. | WORCESTER, MA 01605

January 20, 2023

Sutton Zoning Board of Appeals  
4 Uxbridge Road  
Sutton, MA 01590

Sutton Planning Board  
4 Uxbridge Road  
Sutton, MA 01590

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**Subject: 15 Pleasant Valley Road  
Site Plan Review**

Dear Zoning Board and Planning Board Members:

We received the following documents in our office on December 19, 2022 via email:

- Plans entitled Proposed Site Plans, Proposed Medical Clinic Development, 15 Pleasant Valley Road, Town of Sutton dated October 27, 2022, prepared by Bohler for Torrington Properties Inc. (15 sheets)
- Plan entitled ALTA/NSPS Land Title Survey, 15 Pleasant Valley Road, Map 10, Lot 93, Town of Sutton, Worcester County, Commonwealth of Massachusetts dated May 2, 2022, prepared by Control Point Associates, Inc. (1 sheet)
- Rendering plan entitled Site Layout Plan, Proposed Medical Clinic, 15 Pleasant Valley Road, Town of Sutton, Proposed Development dated October 27, 2022, prepared by Bohler for Torrington Properties Inc. (1 sheet)
- Document entitled Drainage Report, Proposed Medical Clinic, 15 Pleasant Valley Drive (sic), Sutton, MA, Middlesex County (sic) dated December 2022, prepared by Bohler for Torrington Properties.

Graves Engineering, Inc. (GEI) has been requested to review the documents for conformance with Zoning Bylaw, Sutton, Massachusetts with amendments through May 9, 2022, the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and generally accepted engineering practices.

**Our comments follow:**

#### **Zoning Bylaw**

1. On Sheet C-301, the Zoning Analysis Table lists a maximum building height of 45 feet and a minimum open space requirement of 35% of the total lot area. However, Section III(B)3 Table 3 shows the requirements to be 35 feet and 25%, respectively. The Zoning Analysis Table needs to be revised to list the correct values. (§III(B)3 Table 3)
2. On Sheet C-301, Notes 2 through 9 in the Zoning Analysis Table indicate that various waivers will be requested. GEI understands that these waiver requests will be addressed by the Zoning Board of Appeals and/or the Planning Board. GEI is available to answer questions from either board during its review of the waiver requests.
3. On Sheet C-701, the Landscape Schedule needs to indicate that the height of the shade trees will be at least five feet tall at the time of planting. (§IV(B)5.d)

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4. The plans need to include the addresses of the abutting parcels within 300 feet of the property lines. Only the names and assessor's map numbers were shown. ((§IV(C)4.c)
5. The site plans need to include the existing building located on the northern abutting property owned by N/F Lands of Galaxy Pass, LLC. ((§IV(C)4.d)
6. The plans do not show any waste disposal containers. The Zoning Board and Planning Board may wish to inquire how waste storage and disposal will be addressed. ((§IV(C)4.f)
7. Sheet C-301 labels a "Do Not Enter" sign at the stop line located near the northwest corner of the proposed building. A stop sign also needs to be located at this stop line. ((§IV(C)4.h)
8. The plans need to include a construction detail for the proposed pylon sign with all pertinent information (e.g., height, materials, etc.). The sign has the potential for blocking sight lines to vehicles exiting Worcester Providence Turnpike by one to one and one-half car lengths if the sign has panels or other obstructing features low to the ground. Drivers' sight lines along Pleasant Valley Road and Route 146 need to be maintained. ((§IV(C)4.h)
9. The site plans need to identify the maximum number of employees. ((§IV(C)4.o.2)
10. A special permit is required to allow an impervious area greater than 15% of the lot; currently an impervious area of approximately 50% is proposed. Per the hydrology calculations' output data, the volume of stormwater discharged from the site will be decreased, hence groundwater recharge will be increased, for each of the four storm events analyzed. Although the runoff volumes are low in the pre-development conditions (the soils consist of pervious sands and gravels), the runoff volumes will be reduced by 100%, 95%, 85% and 26% during the 2-year, 10-year, 25-year and 100-year storm events, respectively. GEI has no issues with the proposed amount of pervious cover. (§V(B)6.c.6)
11. Sheet C-701 needs to include deciduous trees at approximately 50-foot intervals along the access way. (§V(D)4.c.1.a)
12. The plans need to include a central gathering place of unique visual interest. (§V(D)4.c.1.d)

#### **Hydrology Calculations & Stormwater Management Review**

13. GEI reviewed the hydrology calculations and found them to be in order.
14. Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.
15. The Illicit Discharge Statement needs to be signed and dated by the party(ies) responsible.
16. The recharge volume calculations list that the underground infiltration system will provide 2,352 cubic feet of recharge volume. The Drainage Report needs to include supporting information showing how this volume was determined.

**General Engineering Comments**

17. Sheet C-501 shows a 12-inch diameter drainage pipe on the northern end of the building without an outlet. GEI doesn't understand the purpose of this pipe. The plans need to be revised to include the outlet of this pipe and any pertinent information.
18. On Sheet C-602, General Erosion and Sediment Control Note 3 needs to state the amount of disturbed area. Currently, the note includes placeholder marks for this area.
19. The plans need to include the invert elevation for the roof drain that leads to DMH 1.
20. The plans need to include a superimposed turning template of the largest fire apparatus expected to be called to the site (e.g., Grafton ladder truck during mutual aid) to show there is adequate space for the apparatus to maneuver, taking into account that the parking spaces would be occupied by vehicles. Of particular concern is fire apparatus maneuverability when the angled parking spaces are occupied.
21. Sheet C-301 includes labels for the locations of proposed bituminous concrete curb and proposed granite curbing. However, Sheet C-801 includes construction details for bituminous concrete curb and precast concrete curbing. The plans need to be revised to include a construction detail for granite curbing and label the location of the precast concrete curb or eliminate the unnecessary detail.
22. On Sheet C-801, the Handicapped Stall Marking & Parking Lot Striping Detail labels the width of the parking spaces as 9 feet, 6 inches, however Sheet C-301 shows this width as 8 feet. The plans and detail need to correspond with one another.

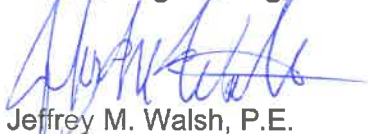
**General Comments**

23. GEI understands that water and sewer utilities will be reviewed by the respective utility providers.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,

**Graves Engineering, Inc.**



Jeffrey M. Walsh, P.E.  
Principal

cc: Greg DiBona, L.L.A.; Bohler  
John Kucich, P.E.; Bohler