

January 31, 2023
Via FedEx and Electronic Submission

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

**RE: Application to the Zoning Board
Torrington Properties, Inc.
15 Pleasant Valley Road
(Map 10, Lot 93)
Town of Sutton
Worcester County, Massachusetts
BEMA # W221017**

Dear Zoning Board Members,

We are in receipt of the Engineering Review by Graves Engineering dated January 20, 2023. Our office will be amending the Site Plans and Architectural Plans accordingly to address these comments. Below is an itemized list of responses and summary of plan changes forthcoming.

Graves Engineering Inc. Review Letter Dated 1/20/23

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)

Response: The requirements referenced on the Zoning Analysis reflect the conditions in the Route 146 Overlay District. It is our understanding that the requirements in this area supersede the standards in the B-2 zone.

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.

Response: There are a few variances related to signage, and setbacks as well as use that we are reviewing with the Zoning Board. The remaining design waivers primarily related to the Route 146 Overlay District are evaluated by the Planning Board.

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)

Response: We have added the projected tree plant height column to the landscape schedule on the Landscape Plan Sheet C-701.

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)

Response: We have added the abutters information on the Location Maps located on the Cover Sheet.

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)

Response: The location of the Car Wash Facility to the North has been added to the plan set.

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)

Response: A trash containment area has been added to the rear of the site at the end of the row of parking stalls.

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)

Response: A stop sign has been added to the Site Plan as noted.

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)

Response: signage details prepared by the signage vendor have been prepared and will be provided with the resubmitted documents.

9. The site plans need to identify the maximum number of employees. ((§IV(C)4.o.2)

Response: A note has been added to the Zoning Analysis Chart identifying the number of employees.

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)

Response: Acknowledged.

11. Sheet C-701 needs to include deciduous trees at approximately 50-foot intervals along the access way. (§V(D)4.c.1.a)

Response: Shade trees have been omitted along the site frontage in order to maintain a clear line of sight with the sight triangle. Instead trees are proposed further in toward the building along the access road into the facility.

12. The plans need to include a central gathering place of unique visual interest. (§V(D)4.c.1.d)

Response: We have requested a waiver from this requirement. Typical users or visitors to an urgent care facility could be coming with contagious health conditions. Introducing gathering spaces outside the facility would potentially enhance transfer of germs in an environment where special care is provided for visitor separation and mask mandates.

Hydrology Calculations & Stormwater Management Review

13. GEI reviewed the hydrology calculations and found them to be in order.

Response: Acknowledged.

14. Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.

Response: Acknowledged.

15. The Illicit Discharge Statement needs to be signed and dated by the party(ies) responsible.

Response: Acknowledged.

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.

Response: Additional volume calculations have been provided to summarize the storage volume.

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.

Response: The drainage pipe depicted is for conveyance of roof down spouts. The connection to the underground basin has been added to the revised documents.

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.

Response: The limit of disturbance area has been added to the note.

19. The plans need to include the invert elevation for the roof drain that leads to DMH 1.

Response: The invert elevation for the roof drain has been added.

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.

Response: A truck turn exhibit has been prepared depicting the fire apparatus movement through the site.

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.

Response: A detail for the granite curbing has been added, no precast concrete curbs are proposed.

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.

Response: The plans and details have been updated to match. The ADA accessible stall width and striping are both 8' wide.

General Comments

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

Response: Acknowledged.

As noted above the amended design documents will be submitted under separate cover and items relating to testimony will be covered at the upcoming meeting in February. Should you have any questions or require additional information, please do not hesitate to contact me at (603) 441-2900. Thank you.

Sincerely,

BOHLER //



Greg DiBona



Austin F. Turner

Enclosure: CC w/ electronic copies
Pete Doucet, Torrington Properties