

October 17, 2023

*via Electronic Mail & Hand Delivery*

Planning Board  
Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590

Attn: Jennifer Hager, Community Development Director

**Re: Response to Comments  
Modification to Site Plan Review & Special Permits  
Proposed High Speed Diesel Addition  
27 Worcester Providence Turnpike, Sutton, MA**

Dear Members of the Board:

Bohler Engineering MA, LLC is in receipt of a comment letter from Jeffrey Walsh, Graves Engineering, dated September 20, 2023. On behalf of Applicant Drake Petroleum Company, Inc., Bohler Engineering MA, LLC offers the following responses. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type.

## **Zoning By-Law**

*Comment 1. GEI has no issues relative to compliance with the Zoning By-Law.*

**Response: Comment acknowledged.**

*Comment 2. GEI has no engineering-related issues with the waiver requests. GEI understands that the Planning Board will address waiver requests.*

**Response: Comment acknowledged.**

*Comment 3. In the Town of Sutton Planning Board & Department, Sutton Planning Board Special Permit Decision (Sutton Zoning Bylaws Section IV.P), Condition 1 references a use restriction on the open space portion of the project. GEI is not aware of the location of the open space portion of the formerly approved site plan. GEI defers to the Planning modifications.*

**Response: Comment acknowledged. We believe the Open Space portion of the property is towards the rear, encompassing the septic system, well, and wooded area. The proposed expansion is mostly on a lot adjacent to the original project (not included).**

*Comment 4. In the Town of Sutton Planning Board & Department (Site Plan Review Approval) for property at 27 Worcester Providence Turnpike, dated March 15, 2006, Condition 2 required the recording of a "southern buffer". The modified site plans do not show an easement. GEI defers to the Planning Board and/or its staff whether Condition 2 affects the proposed site plan modifications.*

**Response: Comment acknowledged. See response above.**

## Hydrology Calculations & Stormwater Management Review

*Comment 5. GEI reviewed the hydrology computations and found them to be in order except as noted in the following comment.*

**Response:** **Comment acknowledged.**

*Comment 6. The hydrology computations modeled two twelve-inch outlet pipes and one six-inch outlet pipe from Pond 1 P: Forebay, but Sheet C-401 does not show these outlet pipes. Sheet C-401 shows that the two existing six-inch pipes are not to be changed. The information in the hydrology computations and on the plans needs to be consistent.*

**Response:** **A site visit revealed that the two six-inch pipes on sheet C-401 referenced in the comment above are two twelve-inch pipes, corresponding to the hydrology computations previously submitted. Sheet C-401 has been updated accordingly to reflect these findings and is consistent with the drainage report.**

*Comment 7. Compliance with the MassDEP Stormwater Standards and Stormwater Handbook is reasonable. The proposed stormwater management modifications follow the scenario in place at the existing facility.*

**Response:** **Comment acknowledged.**

## General Engineering Comments

*Comment 8. GEI has no engineering related issues with the site plan modifications nor with the findings of the Traffic Memorandum.*

**Response:** **Comment acknowledged.**

## General Comments

*Comment 9. GEI understands that the Board of Health would address whether modifications to the septic system are needed considering three new fueling positions (a criterion for calculating wastewater design flow) are being proposed.*

**Response:** **Comment acknowledged.**

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900.

Sincerely,  
**BOHLER ENGINEERING MA, LLC**



Drew Garvin  
Project Manager

Cc: Wanda Bien, Sutton Conservation Commission  
Jeffrey Walsh, Graves Engineering