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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager,
Community Development Director

DATE: September 8, 2023

RE: 27 Worcester Providence Turnpike – Fueling Upgrades

I have reviewed the Site Plans and submittal materials for this project in accordance with Section IV.C.- Site Plan Review, and V.D. - Route 146 Overlay District Bylaw of the Zoning Bylaws and have the comments:

General:

1. On Sheet C-201 Demolition Plan there are numerous notes that indicate site elements are “to be retained” including the wooded area just outside the 100’ wetland buffer that clearly will NOT be maintained. Please review these notations and correct so they are accurate. Also, please clearly differentiate between site elements that will be retained in their current location and those that will be retained but relocated.
2. This site also has a Special Permit for the restaurant drive through window. The required reserve queuing of 20 spaces must be maintained in this revised site design, please indicate where it is located.
3. While you are maintaining the required 100’ separation between a residentially zoned district line and the principal use, you are clearing within 80’. At a minimum the 20’ of area cleared must be revegetated or provide screening similar to that provided by this additional 20’ of vegetation.
4. A wall and/or sound wall may be necessary to mitigate the effect of headlights and tractor trailer maneuvering sounds.
5. Are the overhead canopy and truck pumps on the north side of the site to remain? If so, why? And if not, please make this clear on the plans.

IV.C. - Site Plan Review

- 4.a. Please provide signature lines for the Planning Board on every sheet, preferably in the same location on each sheet.
- 4.b. The owners and applicants name and address should be clearly stated on the cover sheet. Global Partners LP is neither the applicant nor the owner, therefore it is unclear why they are listed on any sheet. The applicant information provided on sheet C-301 is not consistent with the applicant stated on the actual application form.
- 4.d. Note abutting land uses.
- 4.e. Provide canopy architectural elevations including height. **A waiver has been requested.**
- 4.g. Provide more detail including intensity, color and cut sheet/brochure for proposed lighting. Also provide photometric plan for at least new portion of this site. **A waiver has been requested**, however a photometric plan is essential to understand any potential effects on abutters.
- 4.k. Nearly all earth removal/disturbance must obtain a permit, in this case you qualify for an abbreviated permit (application attached) which does not require a public hearing but will require you provide the information required by the bylaw (attached).
- 4.l. Please provide a detailed landscape plan particularly for the 20' intrusion into the 100' residential zoning district buffer. **A waiver has been requested**, however a detailed landscaping/screening plan is necessary considering the potential effect of the expanded use on abutting residential homes.
- 4.m. Zoning district boundaries are not apparent within the plan set.
- 4.n. Traffic flow patterns particularly where this increased truck traffic will meet up with other vehicle traffic needs to be clearly shown. Please quantify/ provide a traffic memorandum/study for how this fueling technology and increased pump capacity is expected to affect traffic generation at this site.
- 4.p. Provide canopy architectural elevations including height and if any signage is proposed on the canopy. Provide specific architectural block type and color for proposed retaining wall.

V.D. - Route 146 Overlay District Bylaw

- 4.a.3. Work is proposed on slopes over 15%. **Waiver required.**
- 4.b.1. Open Space to be maintained must be clearly indicated on within the plan set.
- 4.b.2. Buffers to residential districts must be at least 50% evergreen plantings.
- 4.c.1. Please provide a detailed landscape plan particularly for the 20' intrusion into the 100' residential zoning district buffer. **A waiver has been requested**, however a detailed landscaping/screening plan is necessary considering the potential effect of the expanded use on abutting residential homes.
- 4.c.2.e. Traffic flow patterns particularly where this increased truck traffic will meet up with other vehicle traffic and any crossing pedestrians needs to be clearly shown.
- 4.c.3. Are two spaces enough for tractor trailer parking? Is there a standard?
- 4.c.5. Provide more detail including intensity, color and cut sheet/brochure for proposed lighting. Also provide photometric plan for at least new portion of this site. **A waiver has been requested**, however a photometric plan is essential to understand any potential effects on abutters.
- 4.c.6. Is any additional or modified advertising signage proposed.
- 4.c.9. Please provide backup for the protected well radius of only 175'.
- 4.c.10. Provide canopy architectural elevations including colors/finishes. **A waiver has been requested.** Provide specific architectural block type and color for proposed retaining wall.