

August 15, 2023

Via Hand Delivery and Electronic Mail

Planning Board
Town of Sutton
4 Uxbridge Road
Sutton, MA 01590

Attention: Jennifer S. Hager, Planning & Economic Development Director

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

Dear Members of the Board:

Please accept this submission packet on behalf of the Applicant, Global Montello Group Corp, as formal Application for a Modification of Special Permits as well as Modification of Site Plan Approval for a proposed high speed diesel expansion at the above-referenced parcel. The following documents are included as part of the required submission materials:

- Six (6) copies of the Application for Modification of a Special Permit;
- Six (6) copies of the Application for Modification of Site Plan Approval;
- Six (6) copies of the Special Permit Decisions and Site Plan Review Approval issued by the Town of Sutton Planning Board dated March 15, 2006;
- Six (6) copies of a Traffic Memorandum prepared by Bohler Engineering MA, LLC dated August 15, 2023;
- Four (4) full size copies and six (6) 11x17 copies of Site Development Plans prepared by Bohler Engineering MA, LLC dated July 26, 2023;
- Four (4) full size copies of a Site Layout Plan prepared by Bohler Engineering MA, LLC dated July 26, 2023 and four (4) copies of a Traffic Memorandum prepared by Bohler Engineering MA, LLC dated August 15, 2023 (as required for the Route 146 Overlay District Special Permit);
- Two (2) copies of a Stormwater Drainage Report prepared by Bohler Engineering MA, LLC dated July 26, 2023;
- Check No. 035 in the amount of \$50.00 payable to Town of Sutton for the Modification of a Special Permit fee.
- A USB drive with PDFs of the provided submittal documents.

The property is located at 27 Worcester Providence Turnpike and further defined as Map 5, Lots 18 on the Town of Sutton Tax Assessor's maps. The site, which is approximately 9.98± acres, is located on the northeastern side of Worcester Providence Turnpike. The parcel is currently developed with a convenience store and Dunkin' Donuts with drive through window and gasoline pumps. The existing development was previously approved by the Planning Board for Site Plan Review, a Special Permit in compliance with the Drive Through Restaurant Window Bylaw, and a Special Permit for compliance with the Route 146 Overlay District Regulations on March 15, 2006 (record decisions are included as part of the Modification Application package). The Applicant respectfully requests that the conditions of the existing approvals be incorporated as part of this Modification package.

The Applicant is proposing to expand the existing development with construction of three new high speed diesel fueling positions to the northeast of the existing developed area, two new underground storage tanks for diesel fuel and diesel emission fluid, an associated canopy and fire suppression system, and associated parking area, landscaping, lighting, and stormwater management improvements. In addition to the Modification to the Special Permits and Site Plan Approval, the Applicant will be submitting

a Notice of Intent Application with the Sutton Conservation Commission for work proposed within the 100-foot buffer area, an Application for an Amended Flammable Storage License with the Sutton Select Board, and Fire Suppression Plan Approval with local and state fire officials.

Construction costs are estimated to be \$1,594,500.00. Based on the calculation of \$2.00 for every \$1,000.00 of estimated construction costs, the Modification of Site Plan Approval fee is estimated to be \$3,189.00. Upon confirmation with the Planning office, the Applicant will provide a check payable to the Town of Sutton in the final determined fee amount.

The Applicant respectfully requests the following waivers from the Town of Sutton Zoning Bylaws:

- *Section IV.C.4.g - The location, height, and intensity of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties shall also be shown.*

Locations of the proposed light fixtures are provided on Sheet C-301 of the accompanying Site Development Plans. Proposed lighting will match the presentation and character of lighting that currently exists at the present development. Please refer to photos attached to this narrative for current site conditions.

- *Section IV.C.4.h - The location, height, size, materials, and design of all proposed signage.*

Signage on the proposed canopy will match the presentation and character of the signage that currently exists at the present development. Please refer to photos attached to this narrative for current site conditions. Directional parking area signage details have been provided on sheet C-901 of the Site Development Plans.

- *Section IV.C.4.p - Architectural elevation plans at a scale adequate to show required detail for all exterior facades of the proposed structures (and/or existing facades, plus additions) showing design features and indicating the type and color of materials to be used.*

The proposed canopy design will match the presentation and character of the canopies that currently exist at the present development. Please refer to photos attached to this narrative for current site conditions.

- *Section V.D.4.c.1.a - A registered landscape architect shall submit a landscape plan drawn to scale, including dimensions and distances.*

Proposed landscaped areas incorporated as part of the development expansion are called out on sheet C-301 of the Site Development Plans. These areas will be loam and seed to match the existing landscaping on site.

Should you have any questions or require additional information please do not hesitate to contact me at 508-480-9900. We look forward to discussing the proposed project with you.

Sincerely,

BOHLER ENGINEERING MA, LLC



Drew Garvin

