

Tomm Connors, Chair
Robert S Largess, Jr.
Scott Paul
Scott Hughes
Tomm Salemi
Dan Moroney, Associate

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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT



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Sutton Planning Board Special Permit Decision

March 15, 2006

Town Clerk
 Town of Sutton

OWNER: T.E.D. Realty Trust
Book 33173 Page 256

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on March 13, 2006, voted to approve the Special Permit application ("Application") submitted on October 3, 2005 by Drake Petroleum, P.O. Box 866, North Grosvenordale, CT 06255 ("Applicant"), for property located at 27 Worcester Providence Turnpike. The Special Permit was requested under Section IV.R. of the Sutton Zoning Bylaws, for compliance with the Drive Through Restaurant Window Bylaw for construction of an XtraMart Convenience Store with a Dunkin Donuts and Subway restaurant that will include a drive through window and gasoline pumps.

Public hearings concerning the application and associated project were held on the following evenings:

October 24, 2005	November 21, 22005(no discussion – automatic continuance)
January 9, 2006	January 23, 2006 February 6, 2006
March 13, 2006	

Following the close of the public hearings, the Planning Board conducted deliberations on the following evenings:

March 13, 2006

The following members of the Planning Board were present at the public hearings and on the evening of the decision:

S. Hughes, T. Connors, S. Paul, R. Largess

The following members of the Planning Board were absent the evening of the public hearing and/or the evening of the decision:

T. Salemi (1/9/06, 1/23/06) S. Hughes(11/21/05) D. Moroney (present at all meeting but not member on 10/24/05 & 11/21/05)

JMH
Drake Petroleum, Inc.
PO Box 866
North Grosvenordale,
CT 06255

The following members voted in favor of granting the approval:

T. Salemi, S. Paul, S. Hughes, R. Largess, T. Salemi, D. Moroney

The following members voted in opposition to the approval:

None

The following individual(s) spoke in favor of the application:

The Applicant

The Applicant's engineering team

The following individuals raised questions and/or expressed concerns with the Application:

Various individuals, per the public record

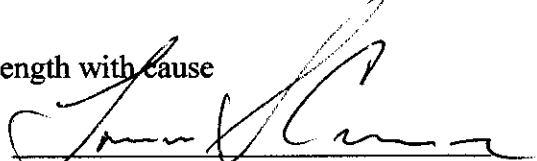
The Planning Board made findings in open meeting that the proposed use of the facility was consistent with the Special Permit requirements of the Drive Through Restaurant Window Bylaw. One (1) waiver was granted from this criteria. In light of these findings, The Planning Board determined it is appropriate to grant this Special Permit with conditions to ensure continued compliance.

Approval was based on the following plans and documents as submitted:

<u>Sheet Title</u>	<u>Sheet #</u>	<u>Date</u>
Cover Sheet	C-1	3/13/06
Existing Conditions Plan	C-2	1/23/06
Site Development Plan	C-3	3/13/06
Drainage Plan	C-4	3/13/06
Construction Details	C-5	1/31/06
Erosion & Sediment Control Plan	C-6	3/9/06
Lighting Plan	C-7	1/31/06
Roadway Imp. Title and Index Plan	HWY-1	9/27/05
Symbols, Etc..	HWY-2	9/27/05
Typical Section & Profile	HWY-3	1/9/06
Details	HWY-4	9/27/05
Floor Plan	A-1	N/D
Entry elevation	A-2	N/D
Drive Through Elevation	A-3	N/D
Canopy & Sign Elevation	A-4	N/D
Landscape plan	L-1	1/23/06
Planting Details	L-2	1/23/06

Approval was also based on the following conditions:

1. The Board shall have the right to review and adjust queue length with cause

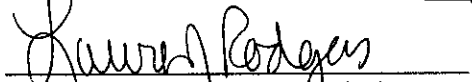

Tomm Connors, Chairman

NOTE: Any appeals to this decision shall be made pursuant to M.G.L. Chapter 40A §17 within twenty days of the filing of this decision with the Town Clerk.


cc: Town Administrator
Board of Assessors
Conservation
Tax Collector

Building Inspector
Fire Department
Board of Appeals
Applicant

Board of Health
Police Department
Highway Department
Parties in Interest

Filed in the Town Clerk's office March 15, 2006

Laura J. Rodgers, Town Clerk

I, Hereby certify that twenty-one days have lapsed since the filing of the above reference decision in the Town Clerk's office on April 27, 2006 and that no appeal has been filed.


Laura J. Rodgers, Town Clerk

ATTEST: WORC. Anthony J. Vigliotti, Register