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November 3, 2023

Sutton Planning Board
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**Subject: 27 Worcester Providence Turnpike
Site Plan and Special Permit Modification Review**

Dear Planning Board Members:

We received the following documents in our office on November 2, 2023:

- Correspondence from Bohler to Sutton Planning Board dated October 23, 2023 and revised October 31, 2023, re: Response to (Community Planning Director) Comments, Modification to Site Plan Review & Special Permits, Proposed High Speed Diesel Addition, 27 Worcester Providence Turnpike, Sutton, MA.
- Correspondence from Bohler to Sutton Planning Board dated October 31, 2023, re: Response to (Graves Engineering, Inc.) Comments, Modification to Site Plan Review & Special Permits, Proposed High Speed Diesel Addition, 27 Worcester Providence Turnpike, Sutton, MA.
- Plans entitled Proposed Site Plan Documents for Fueling Station Improvements, 27 Worcester-Providence Turnpike, Map #5, Lot #18, Sutton, Massachusetts dated July 26, 2023 and last revised October 31, 2023, prepared by Bohler for Drake Petroleum Company, LLC. (15 sheets)
- Sutton Planning Board Earth Disturbance and/or Removal Application – Abbreviated dated October 31, 2023, for property at 27 Worcester Providence Turnpike, Sutton, MA.
- Document entitled Table 3.1 Southborough Gas Station Convenience Store, ITE Trip Generation Calculations.

Graves Engineering, Inc. (GEI) has been requested to review the documents for conformance with Zoning Bylaw, Sutton, Massachusetts with amendments through May 9, 2022, the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and generally accepted engineering practices.

This letter is a follow-up to our previous review letters dated September 20, 2023 and October 20, 2023. For clarity, comments from our previous letters are *italicized* and our latest comments to the design engineer's responses are depicted in **bold**. For brevity, comments previously addressed by the design engineer and acknowledged as such by GEI have been omitted. Previous comment numbering has been maintained.

Our comments follow:

Zoning By-Law

1. *GEI has no issues relative to compliance with the Zoning By-Law.*
No further comment necessary.

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

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.

October 20, 2023:

Upon further review and by obtaining documents at the Worcester District Registry of Deeds (Book 3970, Page 211 – 214, Exhibit A-1 and Plan Book 836, Plan 4), the buffer area is within the proposed area of development. GEI understands that the approval of the existing facility may have contemplated moving the buffer area if Lot “A” at the south end of the site were to be developed. The proposed diesel fueling area is proposed partially on Lot “A”.

The Planning Board may wish to consider the following:

- A. *Relocating the visual buffer as proposed on the plans with the following modification.*
- B. *To the extent possible, provide a means to keep customers of the gas station and convenience store from going around any fence. If a fence is installed, it will be much closer to the Colonial Road property lines. I walked around the northeast end of the existing fence on October 4, 2023. Trash was present and I saw evidence that people go behind the fence to relieve themselves (perhaps they don't want to go inside the building, or the restroom(s) were occupied). In any event consideration should be given to extending the southwestern end of the fence about 110 feet and extending the northeastern end of the fence about 200 feet (past the open space area around the well and past the retaining wall).*
- C. *The potential need for a noise buffer – trucks accelerating (although slowly) from the new diesel pumps may be an issue.*

Sheet C-301 was revised to propose a 100-foot-wide residential buffer easement. GEI has no issue with the easement. The plans were also revised to extend the southwestern end of the fence approximately 50 feet and to extend the northeastern end of the fence approximately 95 feet, including about 20 feet of fence being across the top of the retaining wall. Finally, Sheet C-701 was revised to include six Norway Spruce trees east of the new fueling area. GEI has no issue with these revisions pertaining to physical site features. Nevertheless, we understand the Planning Board will address the proposed buffering and the buffer easement.

Hydrology Calculations & Stormwater Management Review

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

The hydrology computations are in order.

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.*

No further comment necessary.

General Engineering Comments

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

No further comment necessary.

General Comments

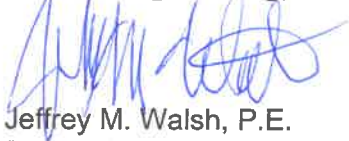
9. *GEI understands that the Board of Health would address whether modifications to the septic system are needed considering three new fueling positions (a criterion for calculating wastewater design flow) are being proposed.*

No further comment necessary.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,

Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Drew Garvin; Bohler