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September 20, 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 September 11, 2023

- Plans entitled Proposed Site Plan Documents for Fueling Station Improvements, 27 Worcester-Providence Turnpike, Map #5, Lot #18, Sutton, Massachusetts dated July 26, 2023, prepared by Bohler for Global Partners LP. (12 sheets)
- A separate Sheet C-301 of plans entitled Proposed Site Plan Documents for Fueling Station Improvements, 27 Worcester-Providence Turnpike, Map #5, Lot #18, Sutton, Massachusetts dated July 26, 2023, prepared by Bohler for Global Partners LP. (1 sheet)
- Document entitled Drainage Report for Proposed Fueling Station Improvements, 27 Worcester Providence Turnpike, Sutton, Massachusetts dated July 26, 2023, prepared by Bohler for Global Partners LP.
- Correspondence from Bohler to Sutton Planning Board dated August 15, 2023, re: Modification to Site Plan Review and Special Permits, Proposed High Speed Diesel Addition, 27 Worcester Providence Turnpike, Sutton, MA.
- Application for Modification of Site Plan Approval (IV.C), 27 Worcester Providence Turnpike, dated August 15, 2023.
- Correspondence from Bohler to Sutton Planning Board dated August 15, 2023, re: Traffic Memorandum, Proposed High Speed Diesel Addition, Modification to Site Plan Review and Special Permits, 27 Worcester Providence Turnpike, Sutton, MA.
- Document entitled Town of Sutton Planning Board & Department, Sutton Planning Board Special Permit Decision (Sutton Zoning Bylaws Section IV.P) for property at 27 Worcester Providence Turnpike, dated March 15, 2006.
- Document entitled Town of Sutton Planning Board & Department, Sutton Planning Board Special Permit Decision (Sutton Zoning Bylaws Section IV.R) for property at 27 Worcester Providence Turnpike, dated March 15, 2006.
- Document entitled Town of Sutton Planning Board & Department (Site Plan Review Approval) for property at 27 Worcester Providence Turnpike, dated March 15, 2006.

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.

**Our comments follow:**

**Zoning By-Law**

1. GEI has no issues relative to compliance with the Zoning By-Law.
2. GEI has no engineering-related issues with the waiver requests. GEI understands that the Planning Board will address waiver requests.
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 Board and/or its staff whether Condition 1 prohibits the proposed site plan modifications.
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.

**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.
6. The hydrology computations modeled two twelve-inch outlet pipes and one six-inch outlet pipe from Pond 1P: 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.
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.

**General Engineering Comments**

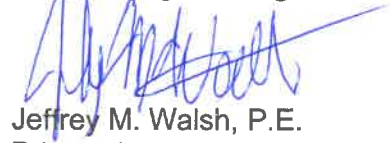
8. GEI has no engineering related issues with the site plan modifications nor with the findings of the Traffic Memorandum.

**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.

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