

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

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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

March 15, 2006

Town Clerk
Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on March 13, 2006, voted to approve the Site Plan Review application ("Application") submitted on October 3, 2005 by Drake Petroleum, P.O. Box 866, Grosvenordale, CT 06255 ("Applicant"), for property located at 27 Worcester Providence Turnpike.

The application involves a project that consists of 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, 2005 (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)

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 site plan complied with the Site Plan Review criteria of Section IV.A. & D. of the Sutton Zoning Bylaws . One (1) waiver was granted from this criteria after findings in open meeting.

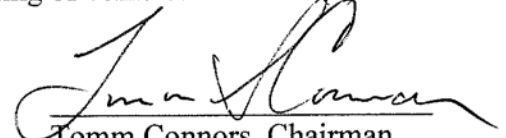
Approval was based on the following plan as submitted:

<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 is contingent on:

1. Receipt of all other required approvals, if any, from all other local, state and federal boards, committees, commissions and departments, including DEP, EOEA and MHD.
2. Easement for southern buffer recorded and submitted prior to construction

3. Retaining wall details submitted and approved prior to construction
4. Construction shall be limited to Monday through Saturday, 7 AM to 7 PM and no local, state or federal holidays
5. No sodium based deicing agents will be utilized on this site. Only approved agents such as potassium chloride or calcium chloride shall be utilized on this site.
6. Prior to occupancy the applicant shall provide written certification from the project engineer that the site has been constructed in accordance with the approved site plan
7. The Town's and applicant's consulting engineer will be on site during the construction of the stormwater basins, and said basins will be bonded prior to occupancy for a period of one year to ensure they function properly.
8. The site drainage and oil separation system shall be inspected semi-annually to determine, as a minimum, the depth of sedimentation in the sumps and the depth of the oil layer within the structures. If the inspections indicate corrective action is required, the Applicant shall immediately implement the required action. Notice of the inspection shall be provided to the Town's consulting engineer at least forty-eight (48) hours prior to the inspection. In addition, a written report of the inspection findings and any corrective actions taken shall be submitted to the Planning Board within fourteen (14) business days from the date of the inspection.
9. Prior to occupancy, the Applicant shall submit to the Planning Board a parking lot sweeping schedule and snow removal plan
10. The site operator shall use its best efforts, including (i) monitoring the site; (ii) posting of appropriately worded signs at various locations on the site; and (iii) notifying the appropriate enforcement personnel, to ensure that all vehicles using the site comply with the requirements of Massachusetts Regulations regarding no idling of vehicles over five (5) minutes

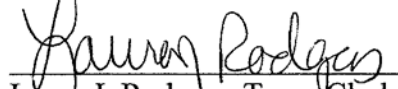

Tomm Connors, Chairman

cc: Town Administrator
Board of Assessors
Conservation
Tax Collector

Building Inspector
Fire Department
Board of Appeals
Earth Removal

Board of Health
Police Department
Highway Department
Applicant

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


Laura J. Rodgers, Town Clerk

I, hereby certify that twenty days have lapsed since the filing of the above referenced decision in the Town Clerk's office on _____, 2006 and that no appeal has been filed.

Laura J. Rodgers, Town Clerk