

October 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 October 19, 2023:

- Correspondence from Bohler to Sutton Planning Board dated October 17, 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 17, 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 revised October 17, 2023, prepared by Bohler for Drake Petroleum Company, LLC. (15 sheets)

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 letter dated September 20, 2023. For clarity, the comments from our previous letter are *italicized* and our comments to the design engineer's responses are depicted in **bold**. 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.
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.
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.

Acknowledged. Upon further review and by obtaining documents at the Worcester District Registry of Deeds (Book 3970, Page 211 – 214, Exhibit A and Plan Book 836, Plan 4), the open space is around the on-site well. Although the limits of the open space on the plans (175-foot radius) do not fully follow those shown of Book 3970, Page 211 – 214, work is not proposed in the open space.

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.

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.

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.

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.*

Acknowledged. The design engineer confirmed that the two existing pipes in question are twelve-inch diameter, and the plans were revised accordingly. Flow associated with the modeled six-inch is insignificant compared to the flow associated with the two twelve-inch pipes and as such doesn’t warrant revising the hydrology computations to eliminate the third (six-inch diameter) pipe.

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