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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager,
Community Development Director *JSH*

DATE: November 17, 2023

RE: 27 Worcester Providence Turnpike – Fueling Upgrades

I have reviewed the response to comments and revised Site Plans and have the remaining comments:

General:

The proposed landscaping is significantly improved. The only remaining concerns is that the trees to be relocated be done so in accordance with certified arborist recommendations which typically involve utilizing and adequately sized tree spade. Otherwise they will be in poor health and ultimately die and need to be replaced in accordance with approval conditions.

Should the Board feel they are comfortable with taking action on the subject applications, I recommend the following minimum conditions of approval:

1. Within a month of the appeal period concluding, the applicant shall provide a final set of plans with waivers granted and conditions of approval on the plan set for the Board's endorsement as the record set of plans upon which construction shall be based.
2. Prior to commencement of construction, receipt of all other required approvals from all other permitting authorities, including MassDOT.
3. Prior to commencement of construction, the type and color of retaining wall block shall be provided to and approved by the Planning Board.
4. Prior to commencement of construction, the Open Space Plan and Revised Buffer Easement must be recorded and submitted to the Planning Board.
5. Prior to any clearing, the applicant will provide a minimum of one week's notice and review staked limits of clearing with Planning Board representative.
6. Prior to removing any earth from the site, the applicant must provide the location of disposal and the travel route for the Board's approval.

7. Construction shall be limited to Monday through Friday from 7:00 a.m. to 5 p.m. and Saturdays, 7:00 a.m. to 12 p.m. and shall exclude Sundays and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, and Christmas. From November 15th to April 1st equipment may be started at 6:30 a.m. but no construction may commence until 7:00 a.m. In the occasional circumstances where construction activities require additional time to complete outside the above hours, the applicant must give notice to Sutton Planning and/or Police Department.
8. The applicant shall install the berm, stockade fence, and plantings as soon as possible to provide visual and sound mitigation during both construction and use as well as maximum growing time.
9. Prior to use, the applicant shall provide written certification from the project engineer that the site has been constructed in accordance with the approved site plan in addition to an AsBuilt plan for the Board's approval.
10. 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.
11. 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
12. The applicant will ensure that all plantings and fencing is properly maintained including replacement of dead or diseased plantings in the next planting season, semiannual inspection will be allowed by the applicant by a qualified agent of the Town as determined by the Planning Board
13. The Board reserves the right to review landscaping for the purpose of adding plants or screening materials which may be reasonably necessary to complete the intended aesthetics and screening.
14. The Board reserves the right to review lighting and require adjustments if they find it to be a danger or nuisance.
15. If issues arise with sound emanating from the site, the Board reserves the right to require additional mitigation which may include sound walls.
16. No overnight parking except for in designated parking spaces.