

February 1, 2023  
Via FedEx and Electronic Submission

Sutton Zoning Board of Appeals  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
Attn: Ms. Lynn Dahlin

**RE: Application to the Zoning Board  
Torrington Properties, Inc.  
15 Pleasant Valley Road  
(Map 10, Lot 93)  
Town of Sutton  
Worcester County, Massachusetts  
BEMA # W221017**

Dear Ms. Dahlin,

We are in receipt of the Chappell Engineering Associates, LLC review letter dated December 7, 2022, and subsequent letter dated January 31, 2023. As noted in the January 31, 2023 letter the traffic related comments have been addressed. Below is an itemized list of responses relating to the onsite Civil improvements.

**Chappell Engineering Associates, LLC. Review Letter Dated 12/7/22**

**Traffic Study Review**

Items 1 through 12 have been addressed under separate cover by our traffic engineer Vanasse and Associates Inc.

**SITE PLAN REVIEW**

13. The site plan proposes to construct a new site driveway on Pleasant Valley Road, 24 feet in width with 20-foot corner radii and a stop line and stop sign at its intersection with Pleasant Valley Road. The proposed geometry and traffic control are appropriate for the use.  
**Response: Acknowledged.**
14. The site plan proposes one-way counterclockwise circulation around the building. We question the need to stripe a stop line across the access way near the four 90-degree parking spaces. The proposed DO NOT ENTER signs should be sufficient to deter any vehicles from exiting the site the wrong way. The Town should consider requesting the applicant to remove this stop line.  
**Response: We would prefer to keep the STOP pavement marking and stop sign at that location as cars will be coming around the side of the building and interacting with patrons backing out of the ADA parking spaces in the same area. The internal STOP control is far away from the entrance at Pleasant Valley Road and will not impede traffic flow entering the site.**
15. The freestanding sign proposed just south of the site driveway and the pylon sign proposed at the corner of Route 146 and Pleasant Valley Road are both located within the sight triangle. These signs should be post mounted (not monument signs) and the bottom of the signs should be sufficiently high enough so as not to block sight lines for vehicles exiting the site. Alternatively, the signs could be relocated outside of the sight triangle area.  
**Response: The proposed signage noted is post mounted. The pylon sign has 15' of clearance underneath the sign and will not be a visual obstruction within the sight triangle.**

16. The fire department's largest vehicle should be able to traverse the site. It is recommended that AutoTurn (or a similar program) be used to show a swept-path analysis of the largest fire truck to be used around the site. It is also recommended that the proponent coordinate with the Sutton Fire Department regarding accessibility to all sides of the building.

**Response: A Truck Turning Exhibit will be provided depicting the vehicle circulation of the Sutton Fire Department apparatus.**

17. The site plan shows 30 parking spaces to be provided on site. Based on information from the Institute of Transportation Engineers Parking Generation Manual, 5th Edition dated January 2019, a 5,253 square foot medical office building is expected to have an average peak parking demand of 17 spaces and an 85th percentile peak parking demand of 25 spaces. Accordingly, the proposed supply of parking should be more than sufficient to accommodate demand.

**Response: Acknowledged, the parking count of 30 spaces was a request of Convenient MD. We understand the parking proposed will be slightly more than what is required by code.**

As noted above the amended design documents will be submitted under separate cover and items relating to testimony will be covered at the upcoming meeting in February. Should you have any questions or require additional information, please do not hesitate to contact me at (603) 441-2900. Thank you.

Sincerely,

**BOHLER //**



Greg DiBona

Enclosure: CC w/ electronic copies  
Pete Doucet, Torrington Properties