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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager,
Planning & Economic Development Director

DATE: February 21, 2023

RE: Convenient MD - 15 Pleasant Valley Road

I have reviewed the response to comments provided by Bohler dated February 14, 2023. I have indicated comments that resolved or are yet to be resolved and/or added commentary.

General:

1. The site lacks compliant legal frontage. **Unresolved** - While MassDOT may have jurisdiction over a portion of Pleasant Valley Road, it is my understanding this does not change the legal layout of either Route 146 or Pleasant Valley Road. As previously requested, please provide the necessary documentation to show the lot is a legal pre-existing nonconforming buildable lot.
2. The application forms are not complete. Please fill them out completely and return updated originals. **Unresolved revised applications not received.**
3. Waiver requests need to include reasoning why the applicant feels the waiver should be granted.
4. Please provide correspondence to and from the Sutton Highway Superintendent relative to plans for extension of water and sewer lines within the Pleasant Valley Road right of way. Correspondence should detail how construction/traffic control, patching, and resurfacing will be undertaken and shall include the Highway Superintendents preliminary approval of proposed operations. **Unresolved.**

IV.B. – Off Street Parking, Loading and Landscaping Regulations

1. Parking is shown in the setbacks. **Waiver justification provided, Board action required.**

- 5.a. Almost no landscaping has been provided in the front setbacks. **Waiver justification provided, Board action required.**
- 5.b.1. Landscape buffer narrows to less than 10'. **Waiver justification provided, Board action required.** There are 8 excess parking spaces over that which is required, if only a few were eliminated, this would allow the required amount of buffer to be provided at least along the southeast corner of the parking lot. Please explain why this is not being pursued and/or is not needed.
- 5.c.3. Parking rows not to exceed 100'. **Waiver justification provided, Board action required.** There are 8 excess parking spaces over that which is required, if 6 were eliminated this would reduce the length of parking isles to comply with the bylaws. Please explain why this is not being pursued

IV.C. - Site Plan Review

- 4.a. Add signature lines for the Planning Board to every page of the plan set. **Unresolved revised plans not received.**
- 4.c. Add abutter information for parcel across Pleasant Valley Road. **Unresolved revised plans not received.**
- 4.d. Note abutting land uses and show car wash structure to the north. **Unresolved revised plans not received.**
- 4.f. Will there be a dumpster on the site? If so, please show location and required screening detail. **Unresolved revised plans not received.** Dumpsters must also have an opaque enclosure, that cannot be chain link with slats in the overlay district.
- 4.h. See sign note above. If the pylon sign is to remain, relocate or show how it, and the landscaping around it, doesn't impede line of sight. **Unresolved revised plans not received.**
- 4.j. The Town's consulting engineer will review proposed stormwater management measures. However, I have some concerns with the grade of the slope to the north of the entrance drive. Please detail how you will ensure this slope stabilizes and if you anticipate a volume or velocity of runoff post construction that will damage this or the adjacent site. **Resolved w/ Planning.**
- 4.k. Verify that all elevations refer to the nearest US Costal & Geodetic Bench Mark. What volume of cut and fill is anticipated. Please review the earth removal/disturbance bylaw changes approved at Fall Town Meeting (attached) Although we have not received approval from the Attorney General's Office to date, I would recommend you strive to comply with them regardless. **Response leaves compliance with elevation standard unclear.**
- 4.l. Please make sure if the pylon sign remains and is not relocated that the landscaping proposed around it also do not block line of sight. **Response leaves compliance with sight line with respect to landscaping unclear.**
- 4.m. Clearly indicate zoning district boundaries within 500', perhaps on locus plan. **Unresolved revised plans not received.**
- 4.p. Please Consider a more neutral roof/awning color or if the second story is actually needed. If it's needed to screen HVAC units this is beneficial. Also consider stone veneer that is more consistent in color and size with typical Valley/Sutton stone – lighter tan/gray and larger blocks. (see attached) **Please provide better representation of stone element coloring/type.**
- 4.q. As you are requesting a waiver from open space requirements, please consider if the extra parking spaces you show are actually necessary, or if they should be removed and replaced with more open space. **Waiver justification needed.**

- 4.s. Waiver requests need to include reasoning why the applicant feels the waiver should be granted. **Unresolved revised waiver request narrative not received. Justification provided in some, but not all responses.** Please consider the effect of granting a waiver, if any, on abutting property/uses.

V.B. - Groundwater Protection District

- 6.b.8. What is your separation to historical high groundwater? It must be at least 6 feet. **Resolved w/ Planning.**
- 6.c.6. Please explain why you feel dep sump catch basins are adequate to ensure non-degradation of groundwater quality as opposed to needing structures such as Stormceptor units. **Resolved w/ Planning, to be reviewed by Graves Engineering.**

V.D. - Route 146 Overlay District Bylaw

- 4.a.3. Work is proposed on slopes over 15%. Please detail how issues with runoff destabilization will be avoided during and after construction. **Waiver justification provided, Board action required.**
- 4.b.1. Less than 35% of the site is open space. **Waiver justification provided, Board action required.**
- 4.c.1.c. Connections between buildings. This provision is not applicable. **Waiver justification provided, Board action or finding of non-applicability required.**
- 4.c.1.d. Central gathering place. Typically on a small building like this one. this can be as simple as place for employees to sit outside and have lunch. **Waiver justification provided on subsequent response to comments (re Graves Eng. Dated 1/31/23), Board action required.**
- 4.c.1.f. Please confirm location of HVAC , electrical and other exterior mechanical system equipment and show how it will be screened from view. **Resolved w/ Planning.**
- 4.c.2.d. Transit facilities. **Waiver justification provided, Board action required.**
- 4.c.3.f. Sidewalks appear to be concrete as opposed to decorative pavers, etc. **Waiver justification provided, Board action required.**
- 4.c.5.c. Decorative luminaires are desired. **Unresolved.**
- 4.c.6. Signage - Please remove signage from the line of sight needed for traffic safety or demonstrate it does not pose a risk. Building signage does not need to be larger than otherwise permitted particularly so close to Route 146. This is particularly the case if the proposed pylon sign, not the building sign which will be obscured by vegetation on the adjacent site, is the primary means by which a patient identifies the clinic location. Why is signage not provided for traffic approaching from the north on Pleasant Valley Road, will the proposed pylon sign be clearly visible from this direction? A means to identify the site well in advance of a south bound left turn into the site crossing traffic coming off Route 146 would seem prudent. **Unresolved.** How will those coming from Boston Road to Pleasant Valley Road know the entrance sign they see is for Convenient MD? Will the pylon sign be visible coming from this direction? No justification has been provided for a proposed oversized building mounted sign, what is the applicants position before the ZBA?
- 4.c.10. Architecture – It is my understanding that the architectural elevations provided to the Planning Department dated June 2022 are not the latest plans. Please provide the latest architectural plans and provide more detail on the stone elements to demonstrate the color and size are more consistent with millstone found throughout the Valley and in particular in Sutton. IE gray or

light colored Sutton/Douglas granite typically cut in larger blocks (see attached images). Additionally consider a different color for tower roof element of white, black, or aged copper (moss green) more consistent with historic forms in the area, or if a tower is necessary if its only purpose is to hold signage. If it hides roof HVAC elements this is beneficial. **Please provide better representation of stone element coloring/type.**

Traffic Study

1. The traffic study provided to the Planning Department dated June 2022, references an entrance directly off Route 146 that is not on the plans and will likely effect traffic flow numbers on Pleasant Valley Road, the project narrative from ICA Architecture – operational workflow section references waivers on page 2 that would appear to have nothing to do with actions before the Planning Board, the floor plans are not complete. Please review these documents and provide updated filing elements/studies as appropriate. **Unresolved. Provide updated project narrative document or explain the waivers requested on page 2.**
2. Will the fact that this location does employment physicals and drug testing have any materials effect on traffic flow and volumes to the site. **Unresolved.** Please provide a response from the Traffic Engineer including a discussion about whether this service is typically part of the this ITE Use Category.
3. In addition to the projects listed by the Towns consulting traffic engineer in their review, the background traffic should also take into account Wedgewood Farms - a 93 unit over 55 community approved at the intersection of Armsby Road and Route 146. **Unresolved.** Please confirm whether or not this additional approved development has been considered in the traffic study and if so if what way.