

January 29, 2015

Ms. Jennifer Hager  
Planning Director  
Town of Sutton  
4 Uxbridge Road  
Sutton, MA 01590

RE: Pleasant Valley Crossing – 171 Worcester Providence Turnpike

Dear Ms. Hager,

MidPoint Engineering + Consulting, LLC on behalf of our Client, Galaxy Sutton, LLC, is pleased to submit an application for site plan modification and special permit for the above referenced site. The proposed modification would replace the proposed 7,000 sf restaurant and its parking field of 101 spaces with two multi-tenant retail/restaurant buildings with 76 parking spaces. The proposed buildings are shown on the enclosed revised site plan as Retail C and Retail/Restaurant D. Retail/Restaurant D will contain a “quick-serve” restaurant that will occupy 2,400 sf of that building and will contain approximately 75 seats.

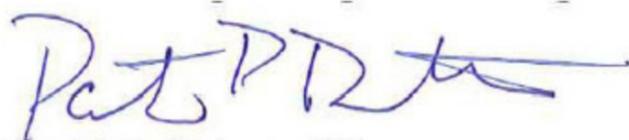
The proposed modification will occupy a similar development foot print and will contain a similar amount of impervious surface coverage. The result of the stormwater calculations reviewed under the original site plan/special permit application would therefore remain valid. The proposed reduction of restaurant space will result in less water/sewer demand as compared to what was originally proposed.

Enclosed you will find a copy of the “Application for Amendment of Special Permit” and “Application for Modification of Site Plan Approval”. We have also enclosed copies of the modified site plans and building elevations..

We respectfully request to be placed on the next available agenda of the Planning Board for review of the application materials. Please contact me at (508) 721-1900 or via email at [pdoherty@midpointengineering.com](mailto:pdoherty@midpointengineering.com) should you have any questions or require additional information.

Sincerely,

MidPoint Engineering + Consulting, LLC



Patrick P. Doherty, PE, LEED AP  
Principal

cc: Michael O'Brien

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TOWN OF SUTTON, MASSACHUSETTS  
PLANNING BOARD

APPLICATION FOR AN AMENDMENT OF A SPECIAL PERMIT

This application and all supporting materials, including fees, as per attached check list, must be presented at a regularly scheduled meeting of the Planning Board.

Date: January 29, 2015

Applicant: Galaxy Sutton, LLC Phone: 508 721-0005

Applicant's Address: 826 Southbridge Street, Auburn, MA 01501

Owners Name: Same as Above Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Deed of property Recorded in Worcester District Registry of Deeds:  
Book 49200 Page 202 Assessors Map # 11 Parcel # 9, 10, 37  
50649 363

Special Permit Recorded at: Worcester District Registry of Deeds  
Book 52889 Page 377

Location of proposed action: 171 & 183 Worcester Providence Turnpike, & 101 Boston Rd

Requested Amendment: The applicant requests to modify the site plan / special permit approval issued by the Planning Board by eliminating the proposed 7,000 sf restaurant and 101 parking spaces located west of the access driveway onto Route 146. The Applicant proposes to construct two multi-tenant buildings totaling 11,388 square feet with 76 parking spaces in its place as shown on the modified site plan. The development footprint will remain approximately the same as what shown on the site plans subject to the approved site plan / special permit application.

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Filed with the Planning Board: \_\_\_\_\_  
Applicant's Signature: [Signature] Owner's Signature: [Signature]

TOWN OF SUTTON, MASSACHUSETTS  
PLANNING BOARD

APPLICATION FOR AMENDMENT OF SITE PLAN APPROVAL

Sutton Zoning Bylaws, Section IV.C.

The application fee of \$50.00, check made out to "Town of Sutton", must be attached to this form. The hearing ad fee in a separate check payable to the newspaper must also be attached.

Date: January 29, 2015

Applicant's Name: Galaxy Sutton, LLC Phone: 508 721-1900

Applicant's Address: 826 Southbridge Sreet, Auburn, MA

Owners Name: (Same as above) Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Deed of property Recorded in Worcester District Registry of Deeds:  
Book 49200 Page 202 Assessors Map # 11 Parcel # 9, 10, 37  
50649 363

Location of project: 171-183 Worcester Providence Turnpike; 101 Boston Road

Description of proposed modification. If an extension is requested please explain in detail what attempts were made to utilize the permit that was granted in the original time frame allotted, why the permit could not be utilized in the original time frame allotted, as well as why the project is still viable and beneficial to the Town.

The applicant requests to modify the site plan / special permit approval issued by the Planning Board by eliminating the proposed 7,000 sf restaurant and 101 parking spaces located west of the access driveway onto Route 146. The Applicant proposes to construct two multi-tenant buildings totaling 11,388 sqaure feet with 76 parking spaces in its place as shown on the modified site plan. The development footprint will remain approximately the same as what shown on the site plans subject to the approved site plan / special permit application.

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Filed with the Planning Board: \_\_\_\_\_  
Owner's Signature: [Signature] Applicant's Signature: [Signature]

## BOARD OF ASSESSORS - LIST OF ABUTTERS SUTTON, MA

MAP BLK LOT	LOCATION	OWNERS NAME	CO-OWNERS NAME	MAILING ADDRESS	CITY	ST ZIP
11 46	82 BOSTON RD	WALKER WILLIAM J		82 BOSTON RD	SUTTON	MA 01590
11 34	85 BOSTON RD	RENARD JAMES J		85 BOSTON RD	SUTTON	MA 01590
11 43/44	86 BOSTON RD	GIAMEI MARIO G JR	GIAMEI ROSARIA A	86 BOSTON RD	SUTTON	MA 01590
11 161	90 BOSTON RD	AGGREGATE INDUSTRIES	T & T LEASING CORP	1715 BROADWAY	SAUGUS	MA 01906
11 142	92R BOSTON RD	AGGREGATE INDUSTRIES		1715 BROADWAY	SAUGUS	MA 01906
11 42	96 BOSTON RD	AGGREGATE INDUSTRIES	T & T LEASING CORP	1715 BROADWAY	SAUGUS	MA 01906
11 39	100R BOSTON RD	AGGREGATE INDUSTRIES	BNT SAND & GRAVEL CO INC	1715 BROADWAY	SAUGUS	MA 01906
10 97	100 BOSTON RD	AGGREGATE INDUSTRIES	T & T LEASING CORP	1715 BROADWAY	SAUGUS	MA 01906
11 37/162	101 BOSTON RD	GALAXY SUTTON LLC	<i>Subject</i>	826 SOUTHRIDGE ST	AUBURN	MA 01501
11 38	107 BOSTON RD	107 BOSTON REALTY LLC		583 BOSTON RD	SUTTON	MA 01590
10 94	122 BOSTON RD	DOIRON MARCEL		122 BOSTON RD	SUTTON	MA 01590
10 95	126 BOSTON RD	ROBERTSON DANIEL J.		PO BOX 12	SUTTON	MA 01590
10 91/90/92	139 BOSTON RD	PARKER HILLSIDE REALTY TRUST	BERNARD BERKMAN, TRUSTEE	842A BEACON STREET	BOSTON	MA 02215
11 40/41	25 BUTTOWNWOOD AVE	SHIH PEI PEI	MUSTACCHIO JR JOSEPH	33 BUTTOWNWOOD AVE	SUTTON	MA 01590
10 114	3 DUDLEY RD	MARANDO BARRY C	MARANDO JANICE M	3 DUDLEY RD	SUTTON	MA 01590
10 96	8 DUDLEY RD	DAYSAL AYCAN		PO BOX 258	SUTTON	MA 01590
10 151	11 PLEASANT VALLEY SUTTON SOCCER CLUB INC			49 BERWICK ST	WORCESTER	MA 01602
10 171	12 PLEASANT VALLEY THE STRANLEY FAMILY REALTY TRUS	STANLEY DAVID DENNIS TRS		19 INDUSTRIAL DR	UXBRIDGE	MA 01569
10 93	15 PLEASANT VALLEY SINGH GURBACHAN		SINGH ALEXANDRIA	11 EAGLE DR	SUTTON	MA 01590
11 1	29 PLEASANT VALLEY TOWN OF SUTTON			4 UXBRIDGE RD	SUTTON	MA 01590
10 66	30 PLEASANT VALLEY ROUTE 146 SUTTON LLC			456 PROVIDENCE HIGHW PO BOX 111	DEDHAM	MA 02027
11 302	18 PONDVIEW DR	WILKINSONVILLE WATER DISTRICT		PO BOX 173	SUTTON	MA 01590
10 74	160 WORC-PROV TPKE	ROUTE 146 SUTTON LLC		456 PROVIDENCE HIGHW PO BOX 111	DEDHAM	MA 02027
11 9	171 WORC-PROV TPKE	GALAXY SUTTON LLC	<i>Subject</i>	826 SOUTHRIDGE ST	AUBURN	MA 01501
11 8	176 WORC-PROV TPKE	JOHNSON ROBERT W		841 OXFORD ST SOUTH	AUBURN	MA 01501
11 7	180 WORC-PROV TPKE	BETTENCOURT THOMAS		PO BOX 669	SUTTON	MA 01590
11 6	182 WORC-PROV TPKE	MASS COALITION POLICE INC		PO BOX 768	MILLBURY	MA 01527
11 10	183 WORC-PROV TPKE	GALAXY SUTTON LLC	<i>Subject</i>	826 SOUTHRIDGE ST	AUBURN	MA 01501
11 5	184 WORC-PROV TPKE	KEY CON MASS LLC		40 CORPORATE PLACE	PLAINVILLE	CT 06062
11 11	185 WORC-PROV TPKE	SODERMAN PHILLIS E	CO GARY SODERMAN	185 WORC-PROV TPKE	SUTTON	MA 01590
11 4	188 WORC-PROV TPKE	FITZPATRICK JAMES		188 WORC-PROV TPKE	SUTTON	MA 01590
11 12	189 WORC-PROV TPKE	CASEY IRENE M	C/O JOHN J CASEY	PO BOX 243	AJO	AZ 85321
11 3	190 WORC-PROV TPKE	FITZPATRICK JAMES T		12 MENDON RD	SUTTON	MA 01590

BOARD OF ASSESSORS - LIST OF ABUTTERS  
SUTTON, MA

MAP BLK LOT	LOCATION	OWNERS NAME	CO-OWNERS NAME	MAILING ADDRESS	CITY	ST ZIP
11 13	199 WORC-PROV TPXE	WORCESTER SAND & GRAVEL CO INC		182 HOLDEN ST	SHREWSBURY	MA 01545-5599

Record Count: 34

TO: PLANNING BOARD

Board of Assessors:

Date:

*Joyce Sadequett*  
2/10/15