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JAN 17 2019



PLANNING DEPARTMENT

TOWN OF GRAFTON
PLANNING BOARD
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

2019 JAN 17 AM 11:05

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GRAFTON, MA

W

APPLICATION FOR MODIFICATION OF
A SPECIAL PERMIT & SITE PLAN APPROVAL

Application No. SP 2000-11 Modification # 2

APPLICANT & PROPERTY OWNER INFORMATION

NAME Petrogas Group New England Inc.
STREET c/o Bowditch & Dewey, LLP, 311 Main Street CITY/TOWN Worcester
STATE MA ZIP 01608 TELEPHONE (508) 926-3464
NAME OF PROPERTY OWNER (if different from Applicant) Leemil's Petroleum, Inc.
Deed recorded in the Worcester District Registry of Deeds Book 30031 Page 98

SITE INFORMATION:

STREET AND NUMBER 88 Worcester Street
ZONING DISTRICT CB; WSP0D ASSESSOR'S MAP 55 LOT #(S) 94
LOT SIZE 30,414 square feet FRONTAGE 275 feet
CURRENT USE Gasoline service station with service bays.

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed Site Improvement Plans
PREPARED BY (name/address of PE/Architect) MHF Design Consultants, Inc., 44 Stiles Road, Suite 1, Salem, NH 03079
DATES _____

Briefly state requested modification:
Continue gasoline service station use and renovate interior and exterior of building to accommodate 24-hour convenience and package store use, along with replacement of canopy and associated site improvements.

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:
3.2.3.1; 1.3.3

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 1/16/19
Property Owner's Signature (if not Applicant) [Signature] Date: 1/16/19

EXHIBIT 1a.

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JAN 18 2019

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PLANNING DEPARTMENT

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APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT

Application No. SP2017-9 Modification # 1

APPLICANT & PROPERTY OWNER INFORMATION

NAME Petrogas Group New England Inc.
STREET c/o Bowditch & Dewey, LLP, 311 Main Street CITY/TOWN Worcester
STATE MA ZIP 01608 TELEPHONE (508) 926-3464
NAME OF PROPERTY OWNER (if different from Applicant) Leemilt's Petroleum, Inc.
Deed recorded in the Worcester District Registry of Deeds Book 30031 Page 98

SITE INFORMATION:

STREET AND NUMBER 88 Worcester Street
ZONING DISTRICT CB; WSPOD ASSESSOR'S MAP 55 LOT #(S) 94
LOT SIZE 30,414 square feet FRONTAGE 275 feet
CURRENT USE Gasoline service station with service bays

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed Site Improvement Plans
PREPARED BY (name/address of PE/Architect) MHF Design Consultants, Inc., 44 Stiles Road, Suite 1, Salem, NH 03079
DATES _____

Briefly state requested modification:

Signage for gasoline service station and retail establishment up to 5,000 square feet

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

4.4.4

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 1/16/19
Property Owner's Signature (if not Applicant) [Signature] Date: 1/16/19

EXHIBIT 1 b.

JAN 17 2019

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Joshua Lee Smith
Direct telephone: 508-926-3464
Direct facsimile: 508-929-3064
Email: jsmith@bowditch.com

January 16, 2019

**BY HAND DELIVERY AND
E-MAIL – (laydonj@graffton-ma.gov)**

Town of Grafton
Planning Department
30 Providence Road
Grafton, MA 01519
Attention: Joseph Laydon, Town Planner

RECEIVED TOWN CLERK
GRAFTON, MA
2019 JAN 17 AM 11:06
✓

**Re: *Requests for Extensions of Special Permits and Site Plan
Approval for Renovation of Existing Gasoline Service Station at
88 Worcester Street, Grafton, Massachusetts***

Dear Mr. Laydon:

This firm represents Petrogas Group New England Inc. ("Petrogas") in connection with the renovation of an existing gasoline service station located at 88 Worcester Street, Grafton, Massachusetts, which includes the renovation of the exterior and interior portions of an building (without altering the current footprint) to accommodate the gasoline service station use, 24-hour convenience and package store and the construction and installation associated site improvements, including replacement of the existing canopy with a new canopy with four dispenser islands (8 fueling locations), newly striped parking areas, drive aisles, landscaping, signage and stormwater facilities (the "Project").

In 2018, Petrogas sought and obtained approval from the Grafton Planning Board (the "Board") for the Project, including modification of certain special permits for the property that were granted in 2000, site plan review approval and the granting of new signage special permits, all as set forth in decisions as filed with the Town Clerk on January 23, 2018 and February 27, 2018 (collectively, the "2018 Decisions").

Construction of the Project will not commence within the required 1-year lapse period. This is due to unanticipated workforce shortages of general contractors, subcontractors and petroleum licensed installers/contractors, thus causing delays in scheduling. Moreover,

Petrogas has experienced higher than expected costs with respect to construction and changes to site designs for this and other Petrogas projects in the region. These circumstances have forced Petrogas to re-prioritize its current portfolio of projects in the U.S. Petrogas looks forward to working on the Project, and anticipates that work will commence in late 2019 to early 2020.

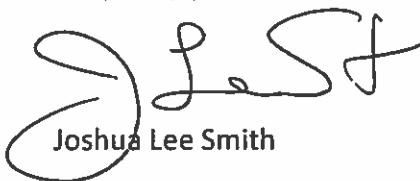
Based on the foregoing, Petrogas is filing the enclosed Applications in order to extend the 1-year lapse period as set forth in Section 5 of the 2018 Decisions for an additional 1-year period each, in order to allow for more time to commence construction of the Project. In support of these extension requests, we hereby submit the following items to be filed with the Board:

1. 2018 Decisions (7 copies);
2. 2019 Applications for Special Permits and Site Plan Approval (1 original, 6 copies);
3. Certificate of Good Standing;
4. Certified abutters list and two sets of labels and envelopes;
5. Authorization letter from property owner; and
6. Filing fee payable to the Town of Grafton in the amount of \$250.00, plus an advertising fee of \$136.00.

Kindly file these applications with the Board and the Town Clerk, and schedule these applications for review at the Board's meeting which is scheduled to occur on February 11, 2019. Please contact me if you require any additional information or documentation in order to process these applications.

Thank you.

Very truly yours,



Joshua Lee Smith

JLS:gb
Enclosures

cc: Trevor Moore (via email)
Tammie Fisk (via email)
Huseyin Sevincgil (via email)
Conrad Decker (via email)



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PLANNING BOARD
 GRAFTON, MA

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	<u>X</u>	<input type="checkbox"/> Septic System	_____	<u>X</u>
<input type="checkbox"/> Building - Electric	_____	<u>X</u>	<input type="checkbox"/> Conservation	_____	<u>X</u>
<input type="checkbox"/> Building - Plumbing	_____	<u>X</u>	<input type="checkbox"/> Planning	_____	<u>X</u>
<input type="checkbox"/> Board of Health	_____	<u>X</u>	<input type="checkbox"/> Other	_____	_____

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 2019 JAN 17 AM 11:06
 pl

Other Permit: _____

Petrogas Group New England Inc.

 Petitioner Name
c/o Bowditch & Dewey, LLP

 Petitioner Address
Worcester, MA 01608

 City, State, Zip
508-926-3464

 Phone

Leemilt's Petroleum, Inc.

 Property Owner / Company Name
88 Worcester Street

 Property Address
Grafton, MA

 City, State, Zip

Date:	Current	Delinquent	NA
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Paul Schrottman Paul Schrottman 1/11/19
 Treasurer / Collector Name (please print) Treasurer / Collector Signature Date

Form Revised: 01/22/2014

EXHIBIT 1d.

1/14/2019

88 Worcester Street
Map 55, Lot 94

COPY

Tammy Kalnowski
Tammy Kalnowski, Office Manager

PARCEL ID	LOCAL	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/046.0-0000-0054.0	21 JANET CIRCLE	MOHR TYSON EARL	MOHR RACHEL ALLISON	21 JANET CIRCLE	N GRAFTON	MA	01536	52269	192
110/046.0-0000-0067.0	100 WORCESTER STREET	COUNTRY PLAZA (E&A) LLC	C/O EDENS & AVANT	PO BOX 528	COLUMBIA	SC	29202	41789	121
110/046.0-0000-0068.0	92 WORCESTER STREET	KARASKA FRANCINE A		21 HERITAGE LANE	GROTON	MA	01450	52587	358
110/046.0-0000-0068.A	94 WORCESTER STREET	KARASKA FRANCINE A		21 HERITAGE LANE	GROTON	MA	01450	52587	358
110/046.0-0000-0068.B	96 WORCESTER STREET	KARASKA FRANCINE A	SAVERS CO-OPERATIVE BANK	PO BOX 250	SOUTHBRIDGE	MA	01550	52587	358
110/046.0-0000-0068.C	90 WORCESTER STREET	KARASKA FRANCINE A	C/O PEPPERONI EXPRESS	P.O. BOX 223	N GRAFTON	MA	01536	52587	358
110/055.0-0000-0004.0	85 WORCESTER STREET	CMO GROUP INC		85 WORCESTER STREET	N GRAFTON	MA	01536	58664	85
110/055.0-0000-0005.0	1 HITCHINGS ROAD	CAROLINO JULIA L		1 HITCHINGS ROAD	N GRAFTON	MA	01536	36433	297
110/055.0-0000-0007.0	3 HITCHINGS ROAD	WILSON JOHN D		4 HITCHINGS ROAD	N GRAFTON	MA	01536	50094	30
110/055.0-0000-0008.0	5 HITCHINGS ROAD	GAGNE RANDY J		5 HITCHINGS ROAD	N GRAFTON	MA	01536	48064	161
110/055.0-0000-0083.0	91 WORCESTER STREET	GRAFTON REALTY PARTNERSHIP	C/O REPUBLIC PLUMBING SUPPLY CO INC	890 PROVIDENCE HIGHWAY	NORWOOD	MA	02062	17507	203
110/055.0-0000-0083.B	2 USHER ROAD	DOYLE MICHAEL E	DOYLE LOUISE	2 USHER ROAD	N GRAFTON	MA	01536	22499	416
110/055.0-0000-0084.0	89 WORCESTER STREET	89 WORCESTER STREET LLC		49 CHURCH STREET	WHITINSVILLE	MA	01588	48400	201
110/055.0-0000-0085.0	5 USHER ROAD	SETTE CHRISTINE		5 USHER ROAD	N GRAFTON	MA	01536	58248	91
110/055.0-0000-0091.0	4 HITCHINGS ROAD	WILSON JOHN D		4 HITCHINGS ROAD	N GRAFTON	MA	01536	34957	170
110/055.0-0000-0092.0	2 HITCHINGS ROAD	WILSON JOHN D		2 HITCHINGS ROAD	N GRAFTON	MA	01536	34957	150
110/055.0-0000-0093.0	87 WORCESTER STREET	DRAKE PETROLEUM COMPANY INC	C/O GLOBAL PARTNERS LP	15 NORTHEAST INDUSTRIAL ROAD	BRANFORD	CT	06405	5726	228
110/055.0-0000-0094.0	88 WORCESTER STREET	LEEMILT'S PETROLEUM INC	GETTY PETROLEUM MARKETING INC	TWO JERICHO PLAZA, WING C, SUITE 11	JERICHO	NY	11753	30031	198
110/055.0-0000-0095.0	86 WORCESTER STREET	GRAFTON SUBURBAN CREDIT UNION		86 WORCESTER STREET	N GRAFTON	MA	01536	17023	192
110/055.0-0000-0097.0	82 WORCESTER STREET	HOPE PROPERTIES LLC		665 CHURCH STREET	WHITINSVILLE	MA	01588	27344	200

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PLANNING BOARD
GRAFTON, MA

EXHIBIT 1e.

2019 JAN 17 AM 11:06

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Leemilt's Petroleum, Inc.

October 17, 2017

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Town of Grafton
Grafton Memorial Municipal Center
30 Providence Road
Grafton, Massachusetts 01519
Attn.: Planning Department

JAN 17 2019

**PLANNING BOARD
GRAFTON, MA**

Re: 88 Worcester Street, North Grafton, MA (Our Site #30691)

To Whom It May Concern:

Leemilt's Petroleum, Inc. ("Leemilt's") is the fee owner of the above-referenced premises (the "Site"), which is leased to Lehigh Gas Wholesale Services, Inc. ("Lehigh") under a certain Unitary Net Lease and Net Sublease Agreement dated April 19, 2012, as amended by various amendments (collectively, the "Lease").

Leemilt's hereby authorizes Lehigh to act on behalf of Leemilt's with regard to applications and permits, including allowing Lehigh's subtenant, Petrogas Group New England Inc., to apply for permits for the renovation of the interior and exterior of the Site to accommodate a 24-hour convenience and package store use, site plan approval, replacement of canopy and associated signage and site improvements at the Site.

The limited authority granted herein applies only to the Site, is ministerial in nature and is intended solely to facilitate the administration of applications and permits as specified above.

Please feel free to contact the undersigned below if you have any questions or require additional information.

Very truly yours,

LEEMILT'S PETROLEUM, INC.

EXHIBIT 1 f.