

From: [Shaun Kelly](#)
To: [Jennifer Hager](#); [Greg DiBona](#); [Pete Doucet](#); [Mark Donahue](#)
Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road
Date: Wednesday, February 22, 2023 1:48:24 PM
Attachments: [image001.png](#)
[image002.png](#)

Thanks Jen-

I'll have 6 copies of both the TIA and the RTC printed and sent to your attention. With respect to the 3 remaining comments on traffic, all have been addressed in the filings we provided, but to summarize:

1. There is no plan to provide a curb cut onto Route 146. Initially there was an access plan under consideration that would have included a right-turn in only driveway off Route 146, but preliminary discussions with MassDOT indicated they would not support any direct access or egress from the highway. There may have been reference to this driveway in an initial earlier draft of the TIA. The final TIA indicates the only point of access that is proposed is via Pleasant Valley Road.
2. My understanding is based on discussions with the proposed operator of the facility, employment physicals and drug testing represent a very small component of their overall business, which I understand was included in the project narrative. The ITE does not provide any distinction between facilities that provide or do not provide these services, but it is not expected that provision of these services will have any material change to the traffic generation characteristics, beyond what would be expected at a typical medical office facility.
3. In addition to the background development projects identified by the peer review consultant, the additional traffic expected to be generated by Wedgewood Farms was included in the analysis of future traffic operations based on trip generation data published by the ITE, as documented in the RTC document.

Please feel free to contact me with any questions.

Shaun P. Kelly

Associate



35 New England Business Center Drive, Suite 140

Andover, MA 01810

main 978-474-8800 | direct 978-269-6834

www.rdva.com

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From: Jennifer Hager <j.hager@town.sutton.ma.us>

Sent: Wednesday, February 22, 2023 11:02 AM

To: Shaun Kelly <skelly@rdva.com>; Greg DiBona <gdibona@bohlereng.com>; Pete Doucet <pd@torprops.com>; Mark Donahue <mdonahue@fletcherilton.com>

Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

Thanks Lynn – the Traffic study the team originally gave me was dated June 2022 and what they filed with you I believe was dated October? Mark did forward me an electronic copy but I also need hard copies for the Board – 6 copies. I'm attaching the current draft of my 2nd review letter. Thanks - Jen

From: Shaun Kelly [mailto:skelly@rdva.com]

Sent: Wednesday, February 22, 2023 9:42 AM

To: Jennifer Hager <j.hager@town.sutton.ma.us>; Greg DiBona <gdibona@bohlereng.com>; Pete Doucet <pd@torprops.com>; Mark Donahue <mdonahue@fletchertilton.com>

Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

Jen-

There was no updated traffic study. The comments issued on the TIA were addressed in our January 25, 2023 response to comment memorandum (attached), including updated analyses which were provided in the technical appendix. As noted in the second traffic peer review letter (also attached), all comments issued by the peer review consultant on the TIA were satisfactorily addressed with no outstanding comments remaining.

Please feel free to contact me with any questions.

Shaun P. Kelly

Associate



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From: Jennifer Hager <j.hager@town.sutton.ma.us>

Sent: Tuesday, February 21, 2023 3:06 PM

To: Greg DiBona <gdibona@bohlereng.com>; Pete Doucet <pd@torprops.com>; Mark Donahue <mdonahue@fletchertilton.com>

Cc: Shaun Kelly <skelly@rdva.com>

Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

Hello Everyone: I never received the updated traffic study, nor I have I received any updated plans or other support documents. Please provide whatever you can by noon tomorrow so it can be reviewed and so that I may provide a follow-up review that contains more than a lot of "Unresolved." commentary in advance of your re-scheduled hearing. Thanks - Jen

From: Greg DiBona [mailto:gdibona@bohlereng.com]

Sent: Tuesday, February 14, 2023 3:48 PM

To: Pete Doucet <pd@torprops.com>; Jennifer Hager <j.hager@town.sutton.ma.us>; Mark Donahue <mdonahue@fletchertilton.com>; John Couture <j.couture@town.sutton.ma.us>

Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Shaun Kelly <skelly@rdva.com>

Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

Jen, here are the responses to the review comments. As Pete noted below the limit of the DOT frontage plays an important factor in the frontage width along Route 146. Based on our surveyors review of the Deed and exhibits, they determined the extend of DOT's jurisdiction to be in line with the top of the plan in the attached mark up. DOT has taken jurisdiction of the offramp portion, which places the Pleasant Valley Road frontage further up toward the corner of our property.

Greg DiBona, L.L.A.

Associate

c 908-358-8750 / gdibona@bohlereng.com

BOHLER //

www.BohlerEngineering.com

From: Pete Doucet <pd@torprops.com>

Sent: Tuesday, February 14, 2023 3:30 PM

To: Jennifer Hager <j.hager@town.sutton.ma.us>; Mark Donahue <mdonahue@fletchertilton.com>; John Couture <j.couture@town.sutton.ma.us>

Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Greg DiBona <gdibona@bohlereng.com>; Shaun Kelly <skelly@rdva.com>

Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

EXTERNAL: Use caution with attachments and links.
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Thanks Jen

I would only ask for any additional information you have on the frontage of our property.

Greg, please share the response and we'll continue to work to understand item 1 and more specifically where the break between 146 and Pleasant Valley is as I think that will ultimately dictate the frontage on each roadway.

Thanks

Pete

Pete Doucet II

Director of Development and Construction

Torrington Properties, Inc

60 K Street, Suite 302, Boston, MA 02127

t: 781-316-6641

o: 857-675-1729

www.torprops.com

From: Jennifer Hager <j.hager@town.sutton.ma.us>
Sent: Tuesday, February 14, 2023 3:26 PM
To: Pete Doucet <pd@torprops.com>; Mark Donahue <mdonahue@fletchertilton.com>; John Couture <j.couture@town.sutton.ma.us>
Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Greg DiBona <gdibona@bohlereng.com>; Shaun Kelly <skelly@rdva.com>
Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

Ok, just wanted to be sure you didn't need anything from me. I know we're all hoping to get your response to comments ASAP. Thanks – Jen

From: Pete Doucet [mailto:pd@torprops.com]
Sent: Tuesday, February 14, 2023 3:23 PM
To: Jennifer Hager <j.hager@town.sutton.ma.us>; Mark Donahue <mdonahue@fletchertilton.com>; John Couture <j.couture@town.sutton.ma.us>
Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Greg DiBona <gdibona@bohlereng.com>; Shaun Kelly <skelly@rdva.com>
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Thanks Jen

We have this and Greg at Bohler is prepared to officially respond but the last piece needed to make the response official is bringing clarity to item 1.

Thanks

Pete

Pete Doucet II
Director of Development and Construction

Torrington Properties, Inc

60 K Street, Suite 302, Boston, MA 02127

t: 781-316-6641

o: 857-675-1729

www.torprops.com

From: Jennifer Hager <j.hager@town.sutton.ma.us>
Sent: Tuesday, February 14, 2023 3:00 PM
To: Pete Doucet <pd@torprops.com>; Mark Donahue <mdonahue@fletchertilton.com>; John Couture <j.couture@town.sutton.ma.us>
Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Greg DiBona <gdibona@bohlereng.com>; Shaun Kelly <skelly@rdva.com>
Subject: RE: [EXTERNAL] RE: 15 Pleasant Valley Road

Reattaching my review - Jen

From: Pete Doucet [mailto:pd@torprops.com]
Sent: Tuesday, February 14, 2023 2:53 PM
To: Mark Donahue <mdonahue@fletcherilton.com>; John Couture <j.couture@town.sutton.ma.us>; Jennifer Hager <j.hager@town.sutton.ma.us>
Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Greg DiBona <gdibona@bohlereng.com>; Shaun Kelly <skelly@rdva.com>
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John

Please share the information you had at the meeting. We are trying to pull together all relevant documents so we can review and schedule a meeting with you and Jennifer to review this and get us on the same page with regard to the frontage well in advance of our upcoming PB hearing on 2/27.

Thanks

Pete

Pete Doucet II
Director of Development and Construction

Torrington Properties, Inc

60 K Street, Suite 302, Boston, MA 02127
t: 781-316-6641
o: 857-675-1729

www.torprops.com

From: Mark Donahue <mdonahue@fletcherilton.com>
Sent: Thursday, February 9, 2023 3:44 PM
To: John Couture <j.couture@town.sutton.ma.us>
Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Pete Doucet <pd@torprops.com>; Greg DiBona <gdibona@bohlereng.com>
Subject: [EXTERNAL] RE: 15 Pleasant Valley Road

John:

Following up on my email of last Friday requesting the plan and documents you were using at the ZBA hearing. Please forward.

Mark

From: Mark Donahue

Sent: Friday, February 3, 2023 9:30 AM

To: John Couture <j.couture@town.sutton.ma.us>

Cc: Lynn Dahlin <l.dahlin@town.sutton.ma.us>; Pete Doucet <pd@torprops.com>; Greg DiBona <gdibona@bohlereng.com>

Subject: 15 Pleasant Valley Road

John:

Thanks for the time last night. If you could send me electronically the DOT plan you referred to last night and any other documents or deeds you had unearthed on the matter it would be most appreciated. We will review and be in touch about a meeting for next week.

Regards, Mark

MARK L. DONAHUE

DIRECTOR AND CO-CHAIR OF TRANSACTIONAL PRACTICE GROUP

FLETCHER TILTON PC | THE GUARANTY BLDG.

370 MAIN STREET | 12TH FLOOR

WORCESTER, MA 01608

T: 508.459.8029 | F: 508.459.8329

E: MDONAHUE@FLETCHERTILTON.COM

VISIT US AT: FLETCHERTILTON.COM

Fletcher Tilton^{PC}



Attorneys at law

WORCESTER • FRAMINGHAM
BOSTON • CAPE COD
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FletcherTilton.com

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