

**TOWN OF SUTTON, MASSACHUSETTS
PLANNING BOARD**

APPLICATION FOR SITE PLAN APPROVAL

Sutton Zoning Bylaws, Section IV.D.

The application fee of \$2.00 per \$1,000 construction valuation, check made out to "Town of Sutton", must be attached to this form. This application and all supporting materials under the Site Plan Bylaw, must be presented at a regularly scheduled meeting of the Planning Board.

Date: May 12, 2022

Applicant's Name: US MA Development, LLC Phone: (651) 341-5280

Applicant's Address: 8801 River Crossing Blvd., Suite 300, Indianapolis, IN 46240

Owners Name: Mary Bedoian
Barbara Chailo Phone: _____

Owner's Address: 3 Lakey Dam Road, Sutton, MA 01590

Architect/Engineer/Surveyor: Beals & Thomas Phone: (508) 366-0560

Address: 144 Turnpike Road, Southborough, MA 01772

Deed of property Recorded in Worcester District Registry of Deeds:

Book 4064 Page 177 Assessors Map # 51 Parcel # 72

4501
4968 506
541

Location of proposed project: Lackey Dam Road

The proposed use is a _____ permitted X Special Permit use under the following article/section of the Sutton Zoning Bylaw: Section F7 of Table of Uses (Section III A.4) to permit Warehouse with: Distribution

Description of proposed project:

Petitioner seeks to construct an approximate 220,000 square foot warehouse and distribution facility located off Lackey Dam Road on land located in the Town of Sutton and also within the Town of Uxbridge.

Filed with the Planning Board: _____

Owner's Signature: _____

Applicant's Signature: _____

By: Marc Pflieger, Manager

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Owner's Signature: Mary Bedoian Applicant's Signature: _____

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Filed with the Planning Board: CA

Owner's Signature: _____ Applicant's Signature: _____



APPLICATION FOR A SPECIAL PERMIT

The undersigned applicant hereby applies for a special permit under M.G.L., Ch. 40A, §9 as follows:

1. Applicant (includes a equitable owner or purchaser on a purchase and sales agreement):

Name: **US MA Development, LLC**

Address: **8801 River Crossing Blvd., Suite 300, Indianapolis IN 46240**

Telephone: **(651) 341-5280**

E-Mail: **leo@scannellproperties.com**

☒ Check here if you are the purchaser on a purchase and sales agreement.

2. Owner, if other than applicant:

Name: **Mary Bedoian and Barbara Chaiko**

Address: **100 Lackey Dam Road, Sutton, MA 01590**

Telephone: () _____

3. Property Information:

Street Address: **Lackey Dam Road**

Assessor's map: **51**

Lot : **72, 73, 63 & 64**

Registry of deeds where deed, plan or both recorded: **Worcester**

Deed recording: **Book 4064, Page 177**
Book 4501, Page 506
Book 4968, Page 541

Plan recording: **Plan #**

Property is located in the **OLI** zoning district.

1. Nature of relief requested:

Special permit pursuant to Article / Section F7 of Table of Uses (Section III A.4) which authorizes

to permit Warehouse with Distribution and Section III B.2, Table 3 Height and Bulk Regulations to permit building height above 35 feet.

Detailed explanation of request:

See detailed narrative as provided herewith by Petitioner.

Evidence to support grant of special permit:

Because of reasons set forth below, the special permit requested will be harmony with the intent and purpose of the Zoning Ordinance/By-law:

See detailed narrative as provided herewith by Petitioner.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/ By-law as follows:

See detailed narrative as provided herewith by Petitioner.

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the Petitioner or will represent the Petitioner, owner or equitable owner must designate such representative below:

Name of Representative: **Todd E. Brodeur, Esquire**
Fletcher Tilton PC
Address of Representative: **370 Main Street, Suite 1100**
Worcester, MA 01608
(508) 459-8038 - Telephone

Relationship of representative to owner or equitable owner:

Attorney for Applicant

I hereby authorize Todd E. Brodeur to represent my interests before the Permit Granting Authority with respect to this Special Permit Petition.

(Signed by owner/equitable owner)

I hereby certify under the pains and penalties of perjury that the information contained in this Petition is true and complete.

<u><i>Marc M. Pleying</i></u>	<u>5/3/22</u>	<u>US MA Development, LLC</u>	<u>By: Marc M. Pleying, Manager</u>
Signature of Petitioner	Date	Print Name	

Signature of Owner, if other Date
Of Petitioner

Signature of Equitable Owner Date
who is filing Petition to
satisfy condition of
purchase and sales agreement

Filed in the Town Clerk's Office

Date

Laura J. Caruso
Town Clerk

I hereby authorize Todd E. Brodeur to represent my interests before the Permit
Granting Authority with respect to this Special Permit Petition.

DocuSigned by:



CSAF E55226CA403...
(Signed by owner/equitable owner)

I hereby certify under the pains and penalties of perjury that the information
contained in this Petition is true and complete.

Signature of Petitioner	Date	Print Name
-------------------------	------	------------

Signature of Owner, if other Of Petitioner	Date	
---	------	--

Signature of Equitable Owner who is filing Petition to satisfy condition of purchase and sales agreement	Date	
---	------	--

Filed in the Town Clerk's Office

Date

Laura J. Caruso
Town Clerk

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Mary Bédard
(Signed by owner/equitable owner)

I hereby certify under the pains and penalties of perjury that the information contained in this Petition is true and complete.

Signature of Petitioner	Date	Print Name
Signature of Owner, if other Of Petitioner	Date	
Signature of Equitable Owner who is filing Petition to satisfy condition of purchase and sales agreement	Date	

Filed in the Town Clerk's Office

Date

Laura J. Caruso
Town Clerk

Certificate of Good Standing

(TAX STATUS FORM)

Property Address: 1&3 Lackey Dam Road and 20R & 30R Oakhurst Road

Assessor's Map # / Parcel # Map 51, Parcels 72, 73, 63 & 64

All applicants seeking relief with the Town of Sutton Board of Appeals must submit this completed form at the time of application. Any delinquent bills must be paid in full before this office can accept the application paperwork. Please make arrangements to pay any outstanding bills at the Collector's Office.

Property Owner: Mary Bedoian

Mailing Address: 100 Lackey Dam Road

City, State, Zip: Sutton, MA 01590

Phone # _____

	Current	Date	N/A
Real Estate *			
Personal Property	—	—	N/A
Motor Vehicle Excise	N/A	—	N/A
General Billing	—	—	N/A

* AS OF Today, 5/13/22, Parcel # 51/72, #51/73 ARE paid up TO Date.
Parcel # 51/63 has a balance due of \$ 1.28
Parcel # 51/64 has a balance due of \$ 1.61

Wesley Lynch
Treasurer / Collector Signature

5/13/22
Date



**TOWN OF SUTTON, MASSACHUSETTS
EARTH REMOVAL BOARD/PLANNING BOARD**

**APPLICATION FOR EARTH REMOVAL PERMIT EXEMPTION
Sutton General Bylaw – Bylaw 5**

The undersigned is requesting exemption from the requirement to go through a separate formal earth removal permit process in accordance with the provisions of the Sutton General Bylaw Section 5.9.

Date: May 12, 2022

Applicant's Name: **US MA Development, LLC**

Phone: **(651) 341-5280**

Applicant's Address: **8801 River Crossing Blvd., Suite 300, Indianapolis, IN 46240**

Owners Name: **Mary Bedoian and Barbara Chaiko**

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Book **65964**

Page **359**

Assessors Map #**51**

Parcel # **72 & 73**

Location of proposed project: **Lackey Dam Road**

Exemption Category (a.- e.): **e**

Amount of earth to be removed from site:

Soil type/classifications:

Is soil contaminated in any way:

Approximate number of days to complete removal operations:

Please see attached Memorandum

Location(s) where earth is being removed to:

Number and type of truck trips:

Other Information that the Earth Removal Board should know:

Filed with the Planning Board: _____

Owner's Signature: _____

Applicant's Signature: _____

By: Marc Pflieger, Manager

Client Files/041168/00004/04427213.DOC 4/18



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Please see attached Memorandum

Location(s) where earth is being removed to:

Number and type of truck trips:

Other Information that the Earth Removal Board should know:

Filed with the Planning Board: DocuSigned by: [Signature]
Owner's Signature: [Signature] Applicant's Signature: _____
C9AFESSE2BCA465...



**TOWN OF SUTTON, MASSACHUSETTS
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Other Information that the Earth Removal Board should know:

Filed with the Planning Board:

Owner's Signature: *Mary Bedoian*

Applicant's Signature: _____

MEMORANDUM ON EARTH REMOVAL

1. Total volume of earth to be removed from the site. Approximately 45,000 Cubic Yards of topsoil, and subsoil will be removed from the site
2. Approximate volumes of topsoil, subsoil, and parent material of earth to be removed. Topsoil volume of approximately 15,000 cubic yards and subsoil volume of approximately 30,000 cubic yards to be removed from the site. No parent material to be removed from the site.
3. # of truck trips and size of trucks to be used to export the material. Approximately 2000 dump trailer loads.
4. Location earth is to be relocated to off-site and the roadways that will be used to get the material to the off-site location. The topsoil and subsoil will be trucked off the site to a location to be determined in conjunction with the Project Contractor. It is anticipated that the trucks will be required to make a right turn leaving the site and use Route 146 to reach their final destination.
5. Hours of operation for earth removal trips and schedule (how many days will earth removal operations last, will it be continuous or with breaks). 7AM-7PM Monday-Saturday. The actual dates of the earthwork activities will be based on the date of permitting approvals and the site work contractor schedule.