



October 5, 2022

Sutton Planning Board  
c/o Jennifer S. Hager, Planning & Economic Development Director  
Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590

Via: Email to [j.hager@town.sutton.ma.us](mailto:j.hager@town.sutton.ma.us)

Reference: Response to Comments  
Lackey Dam Logistics Center  
3 Lackey Dam Road  
Sutton, Massachusetts  
B+T Project No. 3077.06

Dear: Ms. Hager:

On behalf of the Applicant, US MA Development, LLC, Beals and Thomas, Inc. (B+T) respectfully submits this response to a review letter prepared by Graves Engineering Inc. (GEI) dated September 28, 2022 pertaining to the proposed warehouse distribution building at 3 Lackey Dam Road in Sutton, Massachusetts.

To maintain the Administrative Record, we have included the initial comments from GEI dated July 7, 2022 in italic font, followed by our responses in regular font, followed by the next succession of comments from the September 28, 2022 review letter in italics and our current comments in bold font detailing how the comment has been addressed.

### **Zoning Bylaw**

1. *GEI understands that the Planning Board will address the special permit application for a building height greater than 35 feet. (§111.B Table 3)*

Previous response from B+T: No response required.

*No further comment necessary.*

**Current B+T Response: No response required.**

2. *GEI notes that no exterior waste disposal containers have been proposed. The Planning Board may wish to inquire of the applicant how waste disposal will be addressed. (§IV.C.4.f)*

Previous response from B+T: The Project site plans will be updated to depict the proposed dumpster pad area within the truck loading area.

*Acknowledged. Sheet C4.1 was revised to include a dumpster area at the northwest corner of the proposed building. Considering the dumpster location, the presence of a retaining wall northwest of the pavement area, topography, and mature vegetation it is unlikely that the dumpster will be visible from a public way.*

**Current B+T Response: No response required.**

3. *The Parking Summary Table on Sheet C1.1 needs to designate the area of office versus warehouse space in the proposed building, as well as the maximum number of employees. (§IV.C.4.o.1 & §IV.C.4.o.2)*

Previous response from B+T: The parking summary table on Sheet C1.1 will be updated to include the parking breakdown for office versus warehouse. We will also add the maximum number of employees to the plan.

*Acknowledged. The Parking Summary Table was revised to designate the areas of office and warehouse space, as well as the maximum number of 125 employees.*

**Current B+T Response: No response required.**

#### **Hydrology Calculations & Stormwater Management Review**

4. *GEI reviewed the hydrology computations and found them to be in order.*

Previous response from B+T: No response required.

*The revised hydrology computations are also in order.*

**Current B+T Response: No response required.**

5. *Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.*

Previous response from B+T: No response required.

*No further comment necessary*

**Current B+T Response: No response required.**

6. *The Outlet Control Structure Detail on Sheet C7.1 needs to be revised to show the OCS-3 outlet pipe diameter being fifteen inches (instead of twelve inches) to be consistent with Sheet C1.2 and to maintain open channel flow in the outlet pipe.*

Previous response from B+T: The Outlet Control Detail on Sheet C7.1 will be updated to show a fifteen-inch diameter outlet pipe.

*Acknowledged. The construction detail on Sheet C7.1 was revised to show the OCS-3 outlet pipe diameter as eighteen inches, corresponding with that shown on Sheet C1.2.*

**Current B+T Response: No response required.**

7. *Sheet C5.0 needs to be revised to reflect the latest drainage system design information shown on Sheet C1.2.*

Previous response from B+T: Sheet C5.0 will be updated to reflect the updated Rim and Invert schedule as depicted on Sheet C1.2.

*Sheets C1.2 and C5.0 through C5.2 were revised. However, multiple drainage structure rim elevations are inconsistent between Sheet C1.2 and Sheets C5.0 through C5.2; for example, CB-6, DCB-7, CB-9 and DMH-17. The rim elevations need to be consistent with one another. The elevation information should be fully coordinated as necessary prior to plan endorsement by the Planning Board.*

**Current B+T Response: All rim elevations have been reviewed and updated to confirm consistency with the C5.0 – C5.2 Grading, Drainage & Utility plan sheets.**

8. *Sheet C1.2 lists DMH-21 as being connected to WQI-4, FE-6, OCS-2, and FE-11. However, Sheet C5.0 shows two separate manholes, both labeled as DMH-21. The manhole on the northern side of Infiltration Basin 2 connects to WQI-4 and FE-6, and the manhole on the southern side of Infiltration Basin 2 connects to OCS-2 and FE-11. These manholes need to be labeled as two separate drainage structures on Sheet C1.2.*

Previous response from B+T: Sheet C1.2 will be updated to be consistent with Sheet C5.0.

*Acknowledged. Sheets C1.2 and C5.0 through C5.2 were revised to label each drainage structure separately.*

**Current B+T Response: No response required.**

9. *Sheet C1.2 lists CB 26 and CB 27, however these structures are not shown on Sheets C5.0 through C5.3.*

Previous response from B+T: Sheet C5.3 will be updated to reflect the inclusion of CB-26 and CB-27.

*Acknowledged. Sheets C1.2 and C5.0 through C5.2 were revised to include each drainage structure.*

**Current B+T Response: No response required.**

10. *The site plans need to include the top and bottom wall elevations of the retaining wall along the northern perimeter of the proposed building.*

Previous response from B+T: Top and bottom of wall elevations will be added to the updated plans as requested.

*Acknowledged. Sheet C5.1 was revised to include top and bottom wall elevations for the retaining wall.*

**Current B+T Response: No response required.**

#### **General Engineering Comments**

11. *Sheets C4.0 through C4.2 should include signs at the northern end of employee parking area and at the intersection at the southwestern corner of the building that indicate trailer versus passenger vehicle access.*

Previous response from B+T: The requested signage will be added to the plan sheets.

*Acknowledged. Sheets C4.0 and C4.1 were revised to include a sign stating "Emergency Access Only" at the point where the passenger vehicle driveway ends at the trailer parking area. Sheet C4.2 was revised to include a sign along the entrance driveway stating "All trucks - straight, cars turn right".*

**Current B+T Response: No response required.**

### **General Comments**

12. *The site plans need to include a construction detail for the area drain.*

Previous response from B+T: The site plans will be updated to include a construction detail for the area drain.

*Acknowledged. Sheet C7.1 was revised to include a construction detail for the area drain.*

**Current B+T Response: No response required.**

13. *GEI did not review the water and sewer utilities and understands that these utilities will be reviewed by the respective utility providers.*

Previous response from B+T: No response required.

*No further comment necessary.*

**Current B+T Response: No response required.**

### **Additional Comments September 28, 2022**

14. *Sheet C4.0 shows four light poles along the emergency access driveway at the northernmost part of the site, however the photometric plan shows only two lights in this area. The photometric plan needs to be updated if four light poles are to be installed.*

**Current B+T Response: The location and number of light poles has been updated to match the photometric plan (2 light poles on the western side of the emergency access driveway).**

15. Sheet C5.0 needs to include the grading for the stormwater diversion swale located northwest of Infiltration Basin-3 or a typical cross section of the diversion swale needs to be provided.

**Current B+T Response: A typical cross-section detail has been provided on Sheet C7.1.**

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560.

Very truly yours,

BEALS AND THOMAS, INC.



Daniel M. Feeney, PE LEED AP  
Vice President



cc: Todd Brodeur, Esq.; Fletcher Tilton  
Kirsten Braun, P.E.; Ron Müller & Associates  
Jeffrey M. Walsh, PE Graves Engineering Inc.

DMF/---/307706LT007.docx