



TOWN OF NORTHBRIDGE, MASSACHUSETTS  
**COMMUNITY PLANNING & DEVELOPMENT**

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October 04, 2022

Jim Smith, Chair  
UXBRIDGE PLANNING BOARD  
21 South Main Street  
Uxbridge, MA 01569

William Talcott, Chair  
SUTTON PLANNING BOARD  
4 Uxbridge Road  
Sutton, MA 01590

**RE: 3 LACKEY DAM ROAD (SPECIAL PERMIT/STORMWATER PERMIT)**  
Public Hearing -October 12, 2022 (Uxbridge, MA)

Dear Uxbridge & Sutton Planning Boards:

The Northbridge Planning Board (Planning Office) is in receipt of public hearing notice for the above noted application of US MA Development, LLC where the Uxbridge Planning Board is scheduled to hold a public hearing October 12, 2022 for proposed construction of a ±179,122 square-foot warehouse distribution facility to be located off Lackey Dam Road (in Sutton, MA).

As the project locus area is just south of Northbridge (Lasell Road/Oakhurst Road) and may impact local roadways, Northbridge kindly requests an opportunity to review and comment on the project; specifically proposed vehicle access/egress and traffic studies prepared as part of the submittal.

Route 146, (north/southbound between Worcester, MA and Providence, RI), is a growing transportation corridor the lacks sufficient east/west connections to Route 495 and points south-easterly such as Franklin, MA; where the Massachusetts Turnpike connector (Millbury, MA) may not be an optimal transportation route. Whereby local roadways, in Northbridge may be subject to increased traffic, placing a real burden and possible undue demand on our local roadway system and infrastructure.

Given the proposed use (distribution/warehouse) and scope of the project, a traffic study and roadway analysis within the boundaries of Northbridge should be considered. Local roads and intersections in Northbridge shall include: Lasell Road; Lasell Road/Main Street; Main Street; Douglas Road; Douglas Road/Fletcher Street; Douglas Road (bridge); Douglas Road/Main Street; Memorial Square (Linwood Avenue/Church Street); Linwood Avenue; Linwood Avenue/Providence Road (Rt 122); Church Street; Church Street/Prospect Street/Cross Street; Church Street/Providence Road (Rt 122); Church Street (extension of); and Church Street/Quaker Street.

While Northbridge supports economic development opportunities of its neighbors and understands the potential future employment possibilities of its own residents; new commerce should not be introduced or result in poor decisions or lack of planning. Therefore, Northbridge respectfully requests detailed traffic analysis (as noted above) be required as part of ongoing reviews and traffic mitigation be required as part of any approval.

Thank you for your consideration. If you should require additional information or have any questions please contact the Planning office.

Sincerely,



R. Gary Becktholdt II  
Town Planner

Cc:	Nbridge Planning Board Sutton Planning Director	Town Manager/BOS Nbridge DPW	Nbridge Fire Dept. Nbridge Police Dept.	Uxbridge Town Planner /File
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