

May 16, 2022

Michael Gagan, Chairman  
Sutton Planning Board  
4 Uxbridge Road  
Sutton, MA 01590

RE: US MA Development, LLC – Lackey Dam Road  
Lackey Dam Logistics

Dear Mr. Chairman and Members of the Board:

On behalf of US MA Development, LLC (“US MA” or “**Petitioner**”), this narrative report is filed in conjunction with various permits and approvals required from your Planning Board in order to permit the construction of an approximately 212,350 square foot warehouse building located on approximately 45 acres of land off of Lackey Dam Road in Sutton and Uxbridge, Massachusetts. The subject of this correspondence is to provide an overview of the proposed development for your use and to comply with the filing requirements relative to information to be provided with an application for Special Permits and/or Site Plan Review.

**1. Existing Conditions and Project Description**

**1.1 Existing Conditions**

The Project Site is bounded to the east by Lackey Dam Road in Sutton, with a small portion of frontage in Uxbridge, to the west by, in large part, the Blackstone Logistics Center in Sutton and Douglas, and to the north residentially zoned land in Sutton. The area to the south, Uxbridge, is generally residential in nature. The Property is located within the Office and Light Industrial (OLI) zoning district, the Wireless Communications Services Overlay District and the Multi-Town Mixed Commerce District (MTMC) in Uxbridge.

The Project Site is not currently serviced by municipal sewer or water utilities.

The wetland areas in Sutton were the subject matter of an Order of Resource Area Delineation issued by the Sutton Conservation Commission.

**1.2 Project Description**

The Project consists of the construction of an approximately 212,350 square foot warehouse distribution facility, automobile and truck parking areas to support the proposed use and associated appurtenances.

The Petitioner has not yet identified a tenant for the Project and presently intends to construct the Project on a speculative basis. As such, specific information regarding potential warehousing uses cannot be provided at this time. Based on market conditions and the Petitioner's existing portfolio, it is anticipated that the end uses of the Project Site will have a strong focus on distribution and logistics with tractor trailers being the predominant method of distribution and will not be a last mile type of facility. Goods handled in the proposed warehouse are anticipated to be consumer-type products, and hazardous materials are not anticipated to be generated or stored on the Project Site. It is anticipated that the facility will be utilized in the same manner on a 24 hour/7 day basis. It is anticipated that the majority of activities of a facility of this nature would occur between 6:00 a.m. and 11:00 p.m. Up to 10,000 sf, or 5%, of the proposed building square footage may be used for non-warehouse (e.g., office) interior uses.

The project is designed in such a manner that large areas of previously-undisturbed land are proposed to remain undisturbed, mainly located in the mature wooded areas along Lackey Dam Road in Sutton and Uxbridge and Oakhurst Road in Sutton, and the wetland buffer zones on site. Approximately 45,000 cubic yards of the topsoil/subsoil material may be required to be exported to accomplish the finished grade. Land alteration has been minimized by maintaining large areas of existing vegetation along the roadways for the majority of the frontage.

Access to the building is proposed via a driveway off Lackey Dam Road in Uxbridge, with a gated emergency access drive proposed to the north off Oakhurst Road. The turning radii of the site driveways have been designed for tractor trailer trucks, and as such is also anticipated to be adequate for emergency vehicles. Employee parking is proposed to the east of the warehouse building. A total of 180 automobile parking spaces are proposed in association with the warehouse building, which includes 71 spaces proposed to be land banked. The Applicant believes that parking needs can be met without need for the land banked spaces but the site has been designed to accommodate the land bank spaces should they be needed by the operation on site or required by the Town. The project also provides 48 trailer parking spaces in the northern parking field.

Wastewater generated by the Project will be treated by an on-site septic system designed in compliance with the Title 5 Septic Regulations at 310 CMR 15.000. While wastewater generation has been estimated at a total of 1,950 gallons per day (gpd) assuming 130 employees at 15 gpd per person, the employee count is anticipated to be 100-125. Preliminary subsurface investigations on the Project Site indicate suitable soils for such a system.

The likely water connection is to an existing 10-inch water main owned by the Whitinsville Water Company, located off Jenna Lane in Sutton to the northeast of the Project Site. The Petitioner has confirmed with the Whitinsville Water Company that they can provide adequate water supply to the site.

Visual impacts from the Project to abutting properties have been minimized by providing visual screening to the existing residential abutters on Lackey Dam Road and on Oakhurst Road through the retention of existing vegetated areas. Adequate lighting of the access drive and parking areas has been provided for safe movement of persons and vehicles, as well as security.

The vegetation is also anticipated to buffer potential noise from the Project. Sound controls for building rooftop ventilation equipment will be selected for quiet operation, will have manufacturer-provided sound attenuation equipment installed, and in so far as feasible will be positioned as far from the building edge as possible to take advantage of building edge screening of rooftop equipment sound from nearby residences. Emergency generator(s) will be typically operated for maintenance purposes up to once per week for an hour during weekday business hours to minimize community sound impacts. The generator(s) will be fitted with a “critical grade” engine exhaust muffler. The system(s) will be enclosed in a soundproof enclosure(s) (enclosure sound isolation performance to be determined) and will have cooling air intake and discharge openings fitted with sound absorptive lined hoods. The above-described sound controls on stationary equipment and site sound barriers will maintain sound levels in compliance with MassDEP Noise Policy 90-001 limits at nearest residences.

Stormwater runoff generated by the Project is proposed to be treated by three stormwater management basins, proprietary water quality treatment devices, a bioretention area, and a sediment forebay. These facilities have been designed in accordance with the Massachusetts Stormwater Standards.

## **2. Construction Impacts**

### **2.1 Introduction**

The Project is anticipated to cost approximately \$33.5 million, including acquisition and construction costs. Construction is proposed to have a duration of 10 months, beginning in Fall, 2022 and ending in Summer, 2023, and is proposed to be completed in one phase. Construction impacts are temporary in nature and are typically related to air (dust), noise, traffic, and stormwater. Temporary construction-period impacts will be managed to minimize disruption to the surrounding neighborhoods.

### **2.2 Air Quality**

Dust control will be implemented as needed once site grading has been initiated and during windy conditions while site grading is occurring. Dust from the site shall be controlled by using a mobile pressure-type distributor truck to apply water to disturbed areas. At least one mobile unit shall be available at all times to distribute water to control dust on the project area.

Efforts will be advanced during the selection of contractors to participate in the Diesel Retrofit Program and use ultra-low sulfur diesel (ULSD) fuel during construction. The Proponent acknowledges the “Diesel Engine Retrofits in the Construction Industry: A How to Guide” published by the MassDEP in January 2008 and the associated program. The intention is to comply to the extent practicable with the Diesel Retrofit Program for construction vehicles through the use of oxidation catalysts of diesel particulate filters, and to meet Tier 3 or Tier 4 emissions standards for non-road construction equipment if possible.

The Proponent commits to comply with the Massachusetts Idling Regulation (310 CMR 7.11). The regulation prohibits motor vehicles from idling their engines more than five minutes unless the idling is necessary to service the vehicle or to operate engine assisted power equipment or other associated power

## 2.3 Noise

Hours of construction operation will generally be between Monday through Friday 7:00 a.m. to 5:00 p.m. and 7:00 a.m. through 3:00 p.m. on Saturdays for the exterior portions of the construction of the site. No discernable noise will emanate as a result of interior work as contemplated and may proceed outside of the stated hours. In light of the distance between the construction area to abutting public ways and residential properties, it is not anticipated that significant noise impacts will be recognized as a result of construction activities.

## 2.4 Traffic

It is noted that when a contractor is selected for the Project, their anticipation construction phasing and schedule would help identify construction period trip generation, related impacts at the study locations, if necessary, and determination of construction truck routes to/from the Project Site.

## 2.5 Stormwater

Erosion and sedimentation control barriers will be installed and maintained during construction (as detailed on the plans submitted with the application) and disturbed areas will be restored post-construction. Dewatering is expected to be minimal given the significant depths to groundwater on the Project Site. A draft Stormwater Pollution Prevention Plan (SWPPP) will be provided by the Petitioner.

### 3. Zoning Requirements

#### 3.1 Zoning Table

An analysis of the Project's compliance with key dimensional requirements of the Sutton Zoning Bylaw is included in the Table below.

**Table 1-2 Dimensional Zoning Requirements**

DIMENSIONAL REQUIREMENT	REQUIRED		PROVIDED	
	Sutton OLI District	Uxbridge MTMC District	Sutton OLI District	Uxbridge MTMC District
Minimum Lot Area	80,000 SF	87,120 SF	1,959,508 SF	
Minimum Frontage	200 LF	300 LF	1,662 LF	671 LF
Minimum Yard Setbacks:				
Front	50 LF	40 LF	128 LF	
Side	20 LF	40 LF	189 LF	
Rear	50 LF	40 LF	557 LF	
Maximum Building Height	35 LF	60 LF 4 Stories	Up to 50 LF*	
Maximum Lot Coverage	60%	-	26%	-
Minimum Regulatory Factor	0.4	-	0.67	-
Minimum Contiguous Upland	60% Minimum Lot Area	-	1,393,637 SF (71% of Lot Area)	-

\*Special Permit Request

PARKING SUMMARY TABLE			
Requirement:		Total Spaces Required	Total Standard Spaces Provided
Sutton	1 Space Per 2,000 SF of Warehouse 1 Space Per 250 SF of Office	142	180**

\*\*Includes 71 Land Banked Parking Spaces

#### 3.2 Sutton Zoning Bylaw

The Project Site is located within the Office and Light Industrial (OLI) Zoning District. Sutton Warehouse with distribution is allowable with a Special Permit from the Sutton Planning Board in the OLI district. Furthermore, Site Plan Review from the Sutton Planning Board is required for industrial uses.

The project proposes a structure that exceeds the by right height maximum under the Bylaw and therefore the Applicant seeks a Special Permit to allow for the building to be a maximum of fifty (50) feet in height. The anticipated clear height is thirty-two (32) feet, with the top of panel height expected to be forty (40.2) feet. The loading dock area is set four (4) feet below the typical ground elevation around the building meaning the height, as measured by the Sutton Building Inspector is expected to be forty-four (44.2) feet. The Applicant seeks a Special Permit for the fifty (50) foot height requirement in the event of field changes or possible changes to the top panel height of the building.

#### **4. Water and Wastewater**

The proposed development has been designed to avoid and minimize impacts on water and wastewater systems, and to comply with applicable regulatory standards as follows:

##### **4.1 Wastewater**

Wastewater generated by the Project will be treated by an on-site septic system designed in compliance with the Title 5 Septic Regulations at 310 CMR 15.000. Wastewater generation has been estimated at a total of 1,950 gallons per day (gpd) assuming 130 employees at 15 gpd per person, therefore the septic system has been conceptually sized for 1950 gpd of sewer flow. This conceptual design includes a 7,000-gallon septic tank, a distribution box and a gravity feed soil absorption system located to the east of the proposed building. Preliminary subsurface investigations on the Project Site indicate suitable soils for such a system.

##### **4.2 Water**

Water demand for the Project is estimated at 110% of the sewer demand calculated pursuant to Title 5 and is accordingly anticipated to be less than 2,500 gpd.

The preferred water source is a connection to an existing 10-inch water main owned by the Whitinsville Water Company, located off Jenna Lane in Sutton to the north of the Project Site. The Proponent understands that the existing main would not require improvement in association with the proposed extension with the exception of a small extension to complete a loop with the service in Jared Road and that the water company has the capacity to service the project. Whitinsville Water Company anticipates that water pressure will be approximately 80-100 psi upon completion of construction.

4.3. Off-Site Impacts

The preferred water alternative is anticipated to result in off-site improvements to existing water infrastructure for the Whitinsville Water Company and nearby residences. The Whitinsville Water Company has confirmed that they can provide adequate water supply to the site with significant pressure without any improvements other than the water main extension to the Project site. Accordingly, the Project is not anticipated to have an impact on the availability or quality of existing water sources.

5. **Traffic Impact**

A detailed Traffic Impact and Access Study (TIAS) is submitted with the Petition as prepared by Vanasse Hangen Brustlin (VHB). The scoping of the areas evaluated as part of the TIAS was carefully selected by the experts at VHB and in conjunction with town staff. Although as noted above, while there is no specific tenant or user presently contemplated for the development, the TIAS utilized data prepared by the Institute of Transportation Engineers (ITE) Trip Generation Manual for Land Use Code 150 (Warehousing) so as to evaluate peak AM and PM traffic to and from the site and its impact upon surrounding intersections. The project takes into account existing traffic conditions, as well as anticipated conditions related to the Blackstone Logistics Center being constructed immediately next door and other known development projects in the area. The project will not be a van based home delivery operation but will utilize tractor trailers to transport goods to and from the site. All truck traffic will be directed to use Lackey Dam Road to Route 146. Trucks will not use Oakhurst Road. The TIAS proposes transportation mitigation measures to be taken by the Petitioner to minimize the project related impacts which are more specifically detailed in the TIAS and will be reviewed with the Board during the course of the public hearing process. The mitigation measures include the following:

- Undertake certain transportation demand management measures that are aimed at reducing travel during peak hours and travel by single occupant vehicles.
- Conduct a post construction traffic monitoring study to review traffic data after the Site is occupied by a warehouse-distribution tenant.

6. **Community and Fiscal Impact Assessment**

As noted previously in this narrative, it is not anticipated that the proposed development will have any material and certainly no deleterious impact upon municipal services of water, sewer and waste disposal. Sewer is resolved by means of the onsite septic systems and the alternatives for public water supply for both consumption and firefighting capacity have been outline

previously in this narrative. Waste disposal generated by the Development will be handled by private contractors.

It is not anticipated that the proposed development will create unusual demand for other municipal services in the realm of public safety. Petitioner has been in contact with public safety officials in Sutton to review related matters. The proposed warehouse distribution facility does not have a regular and certainly not a high demand needs for public safety involvement on a regular basis.

The project will generate significant additional municipal revenue through the means of real estate taxes. The anticipated construction and acquisition budget for the project is approximately \$33,500,000.00 and the completed structure, when assessed in accordance with Massachusetts law, will add significant value to the tax base without any offsetting recognizable increase in municipal costs. The use of the Industrial zoned areas for this specific type of use, particularly, with its optimal access to Route 146, is consistent with the Master Plan for the community and consistent with appropriate planning.

## **7. Site Mitigation Measures**

To mitigate against any adverse impacts to the surrounding neighborhood as a result of the Development and the design plans include the following:

A. Sound controls for building rooftop ventilation equipment will be selected for quiet operation, will have manufacturer-provided sound attenuation equipment installed, and in so far as feasible will be positioned as far from the building edge as possible to take advantage of building edge screening of rooftop equipment sound from nearby residences.

B. The emergency generator(s) required for this type of facility will be typically operated for maintenance purposes only once per week for an hour during weekday business hours to minimize community sound impacts at less optimal times. The generator(s) will be fitted with a "critical grade" engine exhaust muffler. The system(s) will be enclosed in a soundproof enclosure(s) (enclosure sound isolation performance to be determined) and will have cooling air intake and discharge openings fitted with sound absorptive lined hoods.

C. The vegetation shown on the submitted Site Plans are anticipated to buffer potential noise from the Project. Additional noise mitigation has been evaluated and a comprehensive noise study prepared by Cavanaugh Tocci which has been submitted as part of the supplemental filing. Various sound wall barriers are proposed to be installed throughout the project area to mitigate potential noise from the project. The strategic placement of sound walls can be found on the site plans filed herewith. The project meets the Massachusetts Department of Environmental Protection regulations for noise impacting abutters and noise receptors in the



area. The sound walls provide additional mitigation for those neighbors who may be impacted by noise from mobile sources on the project.

D. Visual impacts from the Project have been mitigated by incorporating a variety of architectural elements to promote visual interest, as well as providing visual screening to the existing residential abutters on Lackey Dam Road. Landscape areas are retained along Lackey Dam Road, the Project Site driveway and parking areas, as depicted on the Site Plan.

## 7. Required Finding.

Pursuant to the provisions of Article VII(A)(2) of the Sutton Zoning Bylaw, the Special Permit granting authority shall take into consideration the following criteria:

A. **The appropriateness of the specific site as the location for the use.** In light of the proximity to the Route 146 Interchange and the ability due to the magnitude of the site to cause the development to be located as far as possible from abutting residential uses, the site is an appropriate location for a warehouse and distribution facility. The property is located in the Office and Light Industrial Zoning District.

B. **The adequacy of public sewage and water systems.** As stated by the Applicant above, all sewage will be managed via a private septic system on the property. There is adequate water available from Whitinsville Water Company to address the water requirements of the development without any adverse impact upon service to other areas.

C. **The effect of the developed use upon the neighborhood.** The Office Light Industrial Zone was created specifically for this type of development due to its proximity to Route 146. The design criteria outlined in the Route 146 Overlay District portion of the Bylaw insures that the developed use will not have an adverse impact upon the neighborhood.

D. **There will be undue nuisance or serious hazard to vehicles or pedestrians.** In light of the TIAS submitted by the Petitioner and the mitigation measures as contemplated as part of the proposal, there will be no discernable traffic impact from the development. It is not anticipated that the development will result in the material utilization of pedestrian travel on Lackey Dam Road or Oakhurst Road. The internal circulation has been designed in a manner to provide safe passage from parking areas to employees of the facility.

E. **Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure or condition.** The state of the art warehouse distribution facility and the means by which it has provided for flexible parking mechanisms

insures that the facility will be operated in accordance with appropriate standards and in accordance with any conditions of approval as may be implemented by the Planning Board.

**8. Conclusion**

For the reasons set forth in this narrative and the additional information as submitted by the Petitioner and based upon the public hearings to be conducted by the Planning Board, the Petitioner, US MA Development, LLC, respectfully requests that the Board issue the following permits and approvals:

**I. TOWN OF SUTTON**

A. Special Permit pursuant to Section F of Table of Uses of the Sutton Zoning Bylaw (Section III.A.4) to permit "Warehouse and Distribution".

B. Site Plan review pursuant to Section IV(C) of the Sutton Zoning Bylaw.

C. Special Permit pursuant to Section III B.2 of the Sutton Zoning Bylaw to permit a structure up to fifty (50) feet in height.

The following waivers are also hereby requested:

**IV. B. Off-Street Parking, Loading and Landscaping Regulations**

IV. B. 4.e. The width of a driveway for two-way use shall be a minimum of eighteen (18) feet as measured at its narrowest point and a maximum of thirty (30) feet.

The Applicant is proposing a 45-foot driveway into the site off of Lackey Dam Road to the loading docks to support the use of the site and accordingly requests a waiver from the maximum width of 30 feet.

IV. B. 5.c. 2. At least five percent (5%) of the gross parking area shall be landscaped. These landscaped areas shall include trees sufficient to provide some shading of parking areas.

The proposed parking lot has been designed to minimize the footprint in order to leave a large undisturbed buffer to the property line. A significant interior landscape island is proposed between the primary parking area and the land banked parking area.

# Fletcher Tilton<sup>PC</sup>

Attorneys at law  
Michael Gagan, Chairman  
Sutton Planning Board  
May 16, 2022  
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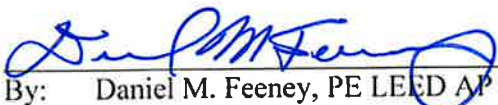
IV. B. 5.c. 2. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one hundred (100) feet. Landscaping between rows of parking shall be at least eight (8) feet in width.

Respectfully submitted,

US MA Development, LLC  
By Its Attorneys

  
By: Todd E. Brodeur, Esquire  
Mark L. Donahue, Esquire  
Fletcher Tilton PC  
370 Main Street  
Worcester, MA 01608  
Tel: (508) 459-8038  
Email: tbrodeur@fletchertilton.com

By Its Civil Engineers  
Beals and Thomas, Inc.

  
By: Daniel M. Feeney, PE LEED AP  
Beals & Thomas, Inc.  
144 Turnpike Road  
Southborough, MA 01772  
Tel: (508) 366-0560  
Email: dfeeney@bealsandthomas.com



## 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.

 5/13/22 US MA Development, LLC By: Marc Hefley, Manager  
Signature of Petitioner Date Print Name

\_\_\_\_\_  
Signature of Owner, if other Date  
Of Petitioner

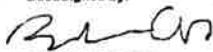
\_\_\_\_\_  
Signature of Equitable Owner Date  
who is filing Petition to  
satisfy condition of  
purchase and sales agreement

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.

  
\_\_\_\_\_  
(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	_____ 
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_____ 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

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

*Mary Brodeur*

\_\_\_\_\_  
(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**

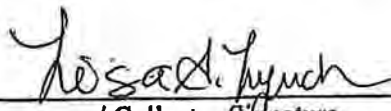
**Mailing Address: 100 Lackey Dam Road**

**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

  
\_\_\_\_\_  
Treasurer / Collector Signature

5/13/22  
\_\_\_\_\_  
Date

**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 Chalko 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

**TOWN OF SUTTON, MASSACHUSETTS  
PLANNING BOARD**

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4968 541  
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Filed with the Planning Board: \_\_\_\_\_

Owner's Signature: Mary Bedoian Applicant's Signature: \_\_\_\_\_

**TOWN OF SUTTON, MASSACHUSETTS  
PLANNING BOARD**

**APPLICATION FOR SITE PLAN APPROVAL**

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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 Chaiko 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 506  
4968 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.

DocuSigned by:

Filed with the Planning Board: On

Owner's Signature: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_



**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**

Phone: \_\_\_\_\_

Owner's Address: **3 Lackey Dam Road, Sutton, MA**

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 **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: \_\_\_\_\_

*[Signature]*

By: *[Signature]* Manager  
Client Files/04168/00004/04427213.DOC 4/18



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Other Information that the Earth Removal Board should know:

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Filed with the Planning Board: \_\_\_\_\_  
DocuSigned by: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_



**TOWN OF SUTTON, MASSACHUSETTS  
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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: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ 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.**