

Michael Gagan, Chair
Robert S. Largess Jr.
Scott Paul
Walter A. Baker
William Talcott
Erica McCallum, Associate

Jennifer S. Hager,
Planning & Economic Development Director



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508) 865-8729
www.suttonma.org

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager,
Planning & Economic Development Director *JSH*

DATE: June 20, 2022

RE: Lackey Dam Logistics Center – 3 Lackey Dam Road

I have reviewed the plan and submittal materials and have the following comments.

General

- The decision of the Sutton Conservation Commission will be integral to the development of this project in the manner shown. If wetland filling and replication is not approved by the Conservation Commission, the applicant will have to seek a Superseding Order from the Department of Environmental Protection or the project will have to be re-designed. Therefore, in this case, I would recommend the Board hold their action until a decision is reached by the Conservation Commission.
- Grading is shown within the front setbacks at the entrance to the project in Sutton. This is not allowed.
- The applicants shall provide a means to block headlights from the properties directly opposite on Lackey Dam Road.
- In the pre-filing meeting, the Fire Chief requested a slide gate at the emergency access. Please consult with the Chief and provide the appropriate gate on the detail sheets.

IV.C. - Site Plan Review

- a. Signature block should say "Sutton Planning Board Approval"
- c. Show all certified abutters within 300' on Sheet TP-1 including those north of the project across Oakhurst Road.

- d. Please indicate abutting land uses, perhaps on sheet C1.1. Is the indicated contiguous upland in Sutton just the contiguous upland north of the southern wetland?
- e. Clearly show all exterior entrances.
- f. If the enclosure west of the structure mid-way along the truck docks is a trash enclosure, please label it and show fencing details on the detail sheets, if not, please show the location and screening details for waste disposal containers. Provide a cut sheet/brochure for the retaining wall block to be utilized as the detail sheet description “Compact III – straight – gray” does not clearly define which specific product is to be utilized. This block should be aesthetic at least on the southeast and northwest exposures where walls are a significant feature that may be seen. Please utilize wood beam guardrail and adjust the detail sheet.
- g. The photometric plan appears to show light spill onto private property across Lackey Dam Road at the entrance. While we want to ensure this intersection is well lit, we do not want light trespass onto abutters. There is concern that while illumination may not effect residents across Lackey Dam Road, that particularly in the area of #2 & #6 Lackey Dam and the residents in Uxbridge directly across the street from the entrance may find themselves looking up into the fixtures of the 25’ high light poles and building mounted luminaires. This should be considered in positioning of lights and angling of light heads.
- h. Show the entrance sign location.
- i. Add evergreens to proposed landscaping, preferably faster growing varieties, no white pines. Much of the existing cover to remain is deciduous and a portion of the required zoning line setback is not vegetated at all as it is within the roadway right of way. Therefore, particularly from #12 Lackey Dam Road south, where coniferous trees are sparse, additional coniferous landscaping should be considered to achieve reasonable buffering between the project and residents. Homes along this stretch are already 15-30’ lower at floor elevation so the project will be more visible and requires extra consideration.
- n. Traffic flow patterns need to be shown within the site.
- p. Architectural ornamentation/interest should be increased along the south elevation and at least the first 200’ +/- of the adjoining east elevation as these will be the most visible portions of the building. Consider additional windows, which will also benefit employees. and or use of stone face, etc.

IV.B. - Parking Regulations

- Show the math for parking calculation in table on plan set. IE: Office requires 1space per 250 s.f. $10,000s.f./250s.f. = 40 \text{ spaces}$. . .
- 4.c. – Driveway is wider than 30’. **Waiver requested.**
- 5.c.2. – 5% interior lot landscaping does not appear to have been achieved, show the math for the amount of interior lot landscaping that has been provided. **Waiver requested.**
- 5.c.3. - Rows of parking exceed 100’ with no landscape islands. **Waiver requested.**
- Show and provide conduit /equipment for electric vehicle parking.

III.A. 4. Table 1. F.6. & VII.A.2.- Special Permit – Warehouse with Distribution Use

Before acting on this request, the Board must make findings with respect to the following criteria with or without conditions.

1. The appropriateness of the specific site as a location for the use;
2. The adequacy of public sewerage and water systems;

3. The effect of the developed use upon the neighborhood;
4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.

III.B.3. Table 3 – Footnote ** & VII.A.2. - Special Permit – Building Height in Excess of 35'

- The necessary height calculated with all contingencies is 44.2', but the height request is 50'. It would appear there is no current reason to grant a height above 45'.

Before acting on this request, the Board must make findings with respect to the following criteria as they relate to a height increase with or without conditions. IE: Is the specific site appropriate for the use at the requested increased height.

1. The appropriateness of the specific site as a location for the use;
2. The adequacy of public sewerage and water systems;
3. The effect of the developed use upon the neighborhood;
4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.

Traffic Study

- 100% of truck traffic is expected to travel to and from Route 146 via the shortest/fastest route. Add "TRUCKS – NO left turn" signage at the exit and show signage in traffic sign summary table.
- When examining the ITE codes and descriptions, it would appear ITE Land Use Code 154, High Cube Warehouse – Short term and Transload is a more appropriate Use Code.
- 52% of auto traffic is estimated to use Oakhurst. Please calculate left-turn lane warrant at build for north-bound left turn lane at Oakhurst. Show the addition of approach center and side lines for at least 100' along Oakhurst Road at its intersection with Lackey Dam Road.