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July 7, 2022

Sutton Planning Board
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**Subject: Lackey Dam Logistics Center
 Site Plan Review**

Dear Planning Board Members:

We received the following documents in our office on May 19, 2022:

- Full-size and reduced-size plans entitled Lackey Dam Logistics Center in Sutton and Uxbridge, Massachusetts (Worcester County) dated May 16, 2022, prepared by Beals and Thomas, Inc. for US MA Development, LLC. (25 sheets)
- Document entitled Stormwater Management Report, Lackey Dam Logistics Center, Lackey Dam Road, Sutton and Uxbridge, Massachusetts dated May 16, 2022, prepared by Beals and Thomas, Inc. for US MA Development, LLC.
- Document entitled Traffic Impact and Access Study, Lackey Dam Logistics Center, Lackey Dam Road, Sutton and Uxbridge, Massachusetts dated May 18, 2022, prepared by VHB for US MA Development, LLC.
- Correspondence from FletcherTilton to Sutton Planning Board dated May 16, 2022 RE: US MA Development, LLC – Lackey Dam Road, Lackey Dam Logistics, with attachments.
- Correspondence from CavanaughTocci to US MA Development, LLC, dated May 17, 2022 RE: Sound Analysis, Proposed Lackey Dam Logistics Center, Sutton, Massachusetts, with attachments.

We received the following documents via email on June 8, 2022:

- Sheet entitled Lackey Dam Logistics Center, Rim and Invert Schedule dated June 8, 2022, prepared by Beals and Thomas, Inc. for US MA Development, LLC.
- Document entitled Calculations Summary, Lackey Dam Logistics Center, Sutton/Uxbridge, Massachusetts (drainage pipe sizing calculations) undated, prepared by Beals and Thomas, Inc.

Graves Engineering, Inc. (GEI) has been requested to review the documents for conformance with Zoning Bylaw, Sutton, Massachusetts with amendments through May 13, 2019, the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and generally accepted engineering practices.

Our comments follow:

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Zoning Bylaw

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

Hydrology Calculations & Stormwater Management Review

4. GEI reviewed the hydrology computations and found them to be in order.
5. Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.
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.
7. Sheet C5.0 needs to be revised to reflect the latest drainage system design information shown on Sheet C1.2.
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.
9. Sheet C1.2 lists CB 26 and CB 27, however these structures are not shown on Sheets C5.0 through C5.3.
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.

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.

General Comments

12. The site plans need to include a construction detail for the area drain.
13. GEI did not review the water and sewer utilities and understands that these utilities will be reviewed by the respective utility providers.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Daniel Feeney, P.E.; Beals and Thomas
Todd Brodeur, Esq.; FletcherTilton
Kirsten Braun, P.E.; Ron Müller & Associates