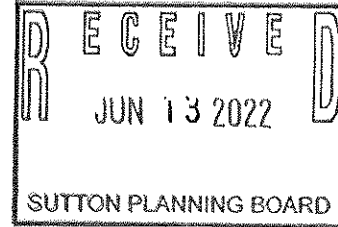


June 11, 2022

Sutton Planning Board
4 Uxbridge Road
Sutton, MA 01590



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

Dear Board Members,

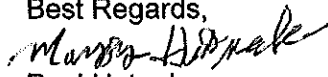
We have reviewed the proposed project "Lackey Dam Logistics Center" and offer the following to the Board for consideration:

1. As you are aware, warehouse and distribution as a use is a recent adoption to the Sutton Zoning Bylaw and most, if not all, of the abutting property ownership predates this use being allowed. The use is intense in every way with potential for significant traffic, noise, stormwater and visual impacts to the residential area surrounding the project. That is presumably why the use is allowed with a Special Permit and not by-right. With that in mind, we ask that the Planning Board ensure significant and necessary mitigation is provided to all abutting properties prior to considering approval.
2. The proposed finish floor elevation of the building is approximately 20' above the first floor elevation of the abutting properties on Lackey Dam Road. The applicant is requesting a building height of 50'. This would mean the top of the building would be 70' higher in elevation than the abutting properties. This appears excessive and does not appear to fit the small town residential character in this part of Sutton that residents so love. We urge the Board to ask the applicant to consider the minimum building height required to make the project feasible. The building height also influences other potential impacts as detailed below.
3. A majority of the site along Lackey Dam Road is in a fill, with approximately 14' high retaining walls and slopes.
4. Does the sound study performed consider the height of the proposed building and the surrounding site? Considering the height of the building above Lackey Dam Road, could sound resonate above the treeline and carry further? Does this increase impacts?
5. The results of the study provided show noise levels above those recommended by the consultant that performed the study. We request the Board ask for further mitigation for these impacts to bring the numbers within recommended ranges. Perhaps additional sound walls/fencing could be added along Lackey Dam Road could be added to mitigate this.

6. Does the lighting study performed consider the height of the proposed building and the surrounding site? This could increase impacts on abutting properties.
7. Does the lighting study performed consider winter conditions? The lighting will be significantly more visible without leaves on the trees.
8. Is any mitigation proposed for headlights from vehicles shining onto abutting properties?
9. Do the proposed lighting fixtures provide protection against direct glare shining onto abutting properties?
10. We request the Board require fencing along Lackey Dam Road (along edges of drives and parking areas), at a minimum, to mitigate lighting. This may potentially be accomplished by the sound wall previously requested in some areas.
11. We request the proposed septic system area be moved as far to the northwest as possible (to edge of wetland buffer zone?) to limit land clearing adjacent to Lackey Dam Road and limit potential impacts to wells.
- 12. The applicant is proposing to bank 71 parking spaces with the proposed septic system area directly adjacent. This area is proposed to be cleared and graded as part of the initial site development. We request the limits of disturbance for initial site development be revised to be the minimum necessary for construction of the septic system (moved northwest as previously requested.) Considering the applicant does not believe the spots will be necessary, this seems like prudent mitigation for the project that will provide more buffer to abutting properties.
- 13. In addition to the above, it appears the applicant could add parking spaces in the areas where the proposed banked parking spaces driveways are located. It appears 10 spaces could be added, which could further offset the potential necessity of the banked parking area being needed. These areas could easily be modified if the banked spots become required.
- 14. We request the applicant provide a row of evergreen trees along the entire proposed treeline along Lackey Dam Road. Given the potential impacts previously listed, this will help to supplement the vegetated buffer and proposed landscaping during winter periods and provide better mitigation.
15. We request the Board include a strong condition regarding construction periods with an emphasis on dust and erosion control.
16. The plans do not appear to have a construction entrance. This should be provided to limit sediment getting on the roadway during construction.
17. We request the Board include a condition requiring a right turn only out of the proposed driveway with signage. The applicant has stated all trucks will be directed to use Lackey Dam Road to 146.
- 18. We request the applicant add an industrial wastewater holding tank for all floor drains. We further request that the Board include a condition that all floor drains shall discharge to the industrial wastewater holding tank and shall not discharge to the proposed septic system. This will help mitigate potential impacts to groundwater and wells.

Thank you for considering the above. We feel these items are crucial to your consideration and findings to grant a special permit for this project with emphasis on "The appropriateness of the specific site as a location for the use", "The effect of the developed use upon the neighborhood" and "Whether there will be undue nuisance or serious hazard to vehicles or pedestrians."

Best Regards,

A handwritten signature in black ink, appearing to read "Marjory Hutnak", written over the printed name.

Paul Hutnak

Marjory Hutnak

12 Lackey Dam Road