



August 8, 2022

Sutton Planning Board  
c/o Jennifer S. Hager, Planning & Economic Development Director  
Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590

Via: Email to [j.hager@town.sutton.ma.us](mailto:j.hager@town.sutton.ma.us)

Reference: Response to Comments  
Lackey Dam Logistics Center  
3 Lackey Dam Road  
Sutton, Massachusetts  
B+T Project No. 3077.06

Dear: Ms. Hager:

On behalf of the Applicant, US MA Development, LLC, Beals and Thomas, Inc. (B+T) respectfully submits this response to a review letter prepared by Graves Engineering Inc. (GEI) dated July 7, 2022 pertaining to the proposed warehouse distribution building at 3 Lackey Dam Road in Sutton, Massachusetts.

For clarity of the Administrative Record, comments are provided in *italics* below, followed by our current response in bold **detailing** how the comment has been addressed.

### **Zoning Bylaw**

1. *GEI understands that the Planning Board will address the special permit application for a building height greater than 35 feet. (§111.B Table 3)*

**Response from B+T: No response required.**

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)*

**Response from B+T: The Project site plans will be updated to depict the proposed dumpster pad area within the truck loading area.**

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)*

**Response from B+T: The parking summary table on Sheet C1.1 will be updated to include the parking breakdown for office versus warehouse. We will also add the maximum number of employees to the plan.**

#### **Hydrology Calculations & Stormwater Management Review**

4. *GEI reviewed the hydrology computations and found them to be in order.*

**Response from B+T: No response required.**

5. *Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.*

**Response from B+T: No response required.**

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.*

**Response from B+T: The Outlet Control Detail on Sheet C7.1 will be updated to show a fifteen-inch diameter outlet pipe.**

7. *Sheet C5.0 needs to be revised to reflect the latest drainage system design information shown on Sheet C1.2.*

**Response from B+T: Sheet C5.0 will be updated to reflect the updated Rim and Invert schedule as depicted 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.*

**Response from B+T: Sheet C1.2 will be updated to be consistent with Sheet C5.0.**

9. *Sheet C1.2 lists CB 26 and CB 27, however these structures are not shown on Sheets C5.0 through C5.3.*

**Response from B+T: Sheet C5.3 will be updated to reflect the inclusion of CB-26 and CB-27.**

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.*

**Response from B+T: Top and bottom of wall elevations will be added to the updated plans as requested.**

#### **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.*

**Response from B+T: The requested signage will be added to the plan sheets.**

#### **General Comments**

12. *The site plans need to include a construction detail for the area drain.*

**Response from B+T: The site plans will be updated 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.*

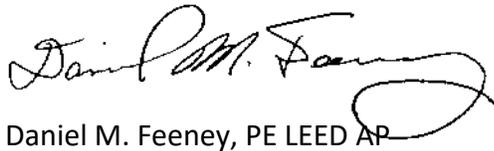
**Response from B+T: No response required.**

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Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in black ink, appearing to read "Daniel M. Feeney". The signature is fluid and cursive, with a large loop at the end.

Daniel M. Feeney, PE LEED AP  
Vice President

cc: Todd Brodeur, Esq.; Fletcher Tilton  
Kirsten Braun, P.E.; Ron Müller & Associates  
Jeffrey M. Walsh, PE Graves Engineering Inc.

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