

November 8, 2021

Douglas Planning Board
c/o Matthew C. Benoit, Community
Development Director
29 Depot Street
Douglas, MA 01516

Uxbridge Planning Board
c/o Jack Hunter, Economic Development
and Community Planning
21 South Main Street
Uxbridge, MA 01569

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

Via: Email to mboenit@douglas-ma.gov, j.hager@town.sutton.ma.us,
Maraeoin03@yahoo.com, and FedEx

Reference: Request for Amendments to Approvals
Blackstone Logistics Center
Lackey Dam Road
Sutton, Douglas & Uxbridge, Massachusetts
B+T Project No. 3077.03

Dear Douglas, Sutton and Uxbridge Planning Board Members:

On behalf of the Applicant, Scannell Properties, Inc. ("Scannell"), Beals and Thomas, Inc. (B+T) respectfully requests amendments to the various permits and approvals issued by your respective Planning Boards for the Blackstone Logistics Center project located in Sutton, Douglas, and Uxbridge. We are also submitting Earth Moving Permit applications as applicable.

As you are aware, the Boards previously reviewed and approved the construction and operation of a 645,964-sf warehouse building on property located off of Lackey Dam Road within the three municipalities. Since issuance of the permits, Scannell has advanced the design of the proposed development to address requirements of National Grid for work within their on-site electrical easement, as well as to reflect market conditions. The modifications are as follows:

- The building size has been reduced from 645,964 sf to 607,486 sf.
- The employee parking lot at the southern end of the building has been slightly enlarged to increase the proposed parking spaces from 179 to 200.

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Corporate Office
144 Turnpike Road
Southborough, MA 01772

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Regional Office
32 Court Street
Plymouth, MA 02360

- An access driveway on the western side of the property to the rear of the building has been incorporated into the site design. The previously approved permit plans included an alternative design that incorporated a driveway, but the new driveway design is now formally part of the plans.
- The curb line in the northern portion of the eastern loading dock has been modified to provide an offset distance to the nearest transmission utility pole, as requested by National Grid. We have also included an alternative site plan should National Grid allow proposed grading and a retaining wall to be sited closer to the transmission pole upon completion of a geotechnical/structural analysis.
- The alignment of the emergency access driveway has been slightly modified as requested by National Grid to accommodate the potential siting of future transmission poles.
- A potential water storage tank has been added to the site plans north of the proposed building. The Project fire protection engineer is still evaluating the need for the tank.

In support of this request, we have enclosed the following documents:

- Blackstone Logistics Center Plan Set, dated November 3, 2021
- Blackstone Logistics Center Stormwater Management Calculations, dated November 3, 2021
- Traffic memorandum, dated November 2, 2021
- Applicable application forms and checks
- Abutters lists

The proposed project modifications do not result in a substantial change to the impervious area, limits of development, or area of disturbance for the proposed project. Accordingly, we respectfully request amendments to the following permits:

I. Town of Sutton

- A. Special Permit Amendment pursuant to Section F.5 of Table of Uses of the Sutton Zoning Bylaw (Section III.A.4) to permit "Trucking Service or Warehouse".
- B. Site Plan review Amendment pursuant to Section IV(C) of the Sutton Zoning Bylaw.
- C. Affirm compliance with the Route 146 Overlay District design standards pursuant to Section V(D) of the Sutton Zoning Bylaws.
- D. Earth Removal Exemption Application.

II. Town of Uxbridge

- A. Special Permit for Major Non - Residential Project Amendment pursuant to Article II, Section 400-20.
- B. Site Plan Amendment pursuant to Section 400-42 (Multi-Town Mixed Commerce).
- C. Stormwater Permit pursuant to Chapter 290: Stormwater of the Town of Uxbridge General Bylaws, as well as the Town of Uxbridge Regulations Governing Stormwater Management.
- D. Earth Removal Permit.

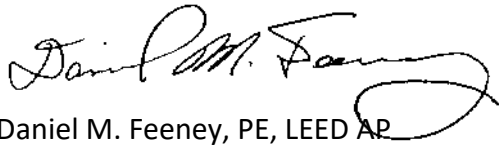
III. Town of Douglas

- A. Site Plan Review Amendment pursuant to Section 9.4 of Douglas Zoning Bylaw.

We look forward to discussing the Project modifications with the Sutton, Douglas, and Uxbridge Planning Boards at your next scheduled meetings.

Very truly yours,

BEALS AND THOMAS, INC.



Daniel M. Feeney, PE, LEED AP
Vice President / Principal

Enclosures

cc: Jeffrey M. Walsh, PE, Graves Engineering Inc. (via Certified Mail and email)
Arthur Allen, EcoTec, Inc. (via Certified Mail and email)
Leo Leighton; Scannell Properties (via email)
Mark L. Donahue, Esquire; Fletcher Tilton P.C. (via email)
Todd Brodeur; Fletcher Tilton P.C. (via email)

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