

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

Jennifer S. Hager,  
Planning & Economic Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
(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: December 2, 2021

RE: Blackstone Logistics – Lackey Dam Road

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

#### IV. B & IV.C. – Parking and Loading & Site Plan Review

##### V.C. – Site Plan Review

##### V.D. – Route 146 Overlay District

1. Are all waivers previously granted from sections of these bylaws still necessary and are there any new waivers that need to be acted upon?
2. The quantity of plantings is unchanged although there has been some minor shifting of plantings on the site. The two plantings along the west side of the site wedged between the new entrance drive the retaining wall should be shifted south further from the wall and the snow storage areas.
3. Are the two sided guardrails separating the truck docks from the new entrance drive also timber?
4. The plans and detail sheets show PVC sound walls although the applicant has recently requested aluminum walls. Plans should be changed to show the current request including type and color(s).

##### VII.A.2. – Special Permit for Use

In acting upon an application for a special permit effectively affirming the use previously granted is the same as that allowed under the current land use category “warehouse with distribution”, the Board shall make findings regarding the following:

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.

#### Earth Removal Exemption

An exemption is requested as this earth removal is incidental to an approved site plan as opposed to an actual commercial earth removal operation. In acting upon the exemption request the Board may place conditions and/or mandate operating standards.

Hours of operation that have been requested are greater than those allowed through other approvals. These hours should be the same at Monday through Friday, 7:00 a.m. to 7:00 p.m. and Saturdays, 7:00 a.m. to 4:00 p.m., and shall exclude Sundays and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, and Christmas. From November 15<sup>th</sup> to April 1<sup>st</sup> equipment may be started at 6:30 a.m. but no work may commence until 7:00 a.m.

#### The Board needs to take action on all of the following:

- Any new waivers
- Modification of Site Plan approval – plans revised 11/3/21 including but not limited to addition of a new entrance drive, new water tank, size reduction from 645,964 to 607,486 s.f., parking increase from 179 – 200 parking spaces south of building, adjustments to circulation near the emergency access drive.
- Amendment to Route 146 Overlay Special Permit - same as above
- Amendment to Special Permit for Height from 49' to 55'
- Use Special Permit – warehouse with distribution
- Earth Removal Permit Exemption

Any action should include that all waivers previously granted are reaffirmed (if applicable), and all conditions placed on previous permits and approvals are reaffirmed and remain in full force and effect.