

October 23, 2023

Sutton Planning Board & Department
Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts, 01590

Chair Gagan and Members of the Planning Board,

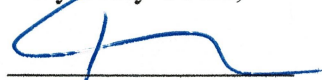
On behalf of Scannell Properties, LLC, in connection with the previously approved Blackstone Logistics Project at Lacky Dam Road, we respectfully request that the Planning Board accepts this letter and accompanying Pre-Occupancy Traffic Validation Memorandum as meeting the requirement as outlined in the Planning Board's original decision of approval.

Specifically, the decision contained a condition which required an additional submittal once a tenant was secured, which identified the tenant's traffic operational characteristics, as the building was originally approved without an occupant identified. The purpose of such submittal was to ensure there was a mechanism in place to properly review and mitigate, if necessary, the traffic impacts for a proposed tenant if the contemplated traffic conditions exceeded the previously approved conditions. As a healthcare/pharmaceutical tenant has now been identified, a Pre-Occupancy Traffic Validation Memorandum (the "Memo") was prepared by Vanasse Hangen Brustlin, Inc. ("VHB") and was submitted by the Development Team through the Sutton Planning Department on October 10, 2023. The Memo demonstrated that the proposed tenant's traffic estimates are significantly lower than the traffic estimates that were used in the preparation of the Project's original 2021 traffic study.

Further, a peer review was conducted by Greenman-Pedersen Inc. ("GPI"). GPI reviewed the findings of the Memo and conducted their own review of the analysis. GPI concluded that the proposed healthcare/pharmaceutical tenant appeared to be a less intense traffic generator than the originally estimated traffic figures and no additional project-specific mitigation should be required to accommodate the traffic generated by this tenant.

As both VHB and GPI have concluded that the identified tenant operations fall below the vehicle trip thresholds established in the Town's Decision, we respectfully request the Planning Board accept the findings within the Pre-Occupancy Traffic Validation Memorandum and Traffic Peer Review, conclude this required condition to the issuance of an Occupancy Permit has been satisfied, and endorse this letter as evidence of such acceptance.

Very Truly Yours,


Todd Brodeur

Sutton Planning Board


William Talcott, Chair