

**SUTTON PLANNING BOARD**  
**Meeting Minutes**  
**May 10, 2022**

Approved \_\_\_\_\_

\*Note- This meeting was held in person and remotely via Zoom in accordance with recently enacted legislation. The Chair read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: M. Gagan, R. Largess Jr., W. Baker, W. Talcott

Present remotely: S. Paul

Absent: None

Staff: J. Hager, Planning & Economic Development Director

**Public Hearing (Cont.) – Definitive Subdivision – 61 Duval Road**

Jeff Walsh, P.E. of Graves Engineering overviewed the scope of their civil engineering peer review. He highlighted the more substantial points of his 4/7/22 review including hydrology evaluation involving interceptor drain flow concentration, soil testing, and the longevity of the road. In response to a question from W. Talcott, Mr. Walsh noted he would like to see more detail about the potential concentration of flow to the northeast.

Robert Michaud, P.E. of MDM Transportation overviewed his scope as traffic engineering peer reviewer. He highlighted the more substantial points of his review including sight lines/safety at the Duval Road entrance and signs/markings/features along Duval Road.

Applicant Tim Flynn was present in person and members of his team Wayne Belec of LDC and Courtney Sudak, P.E. of Tetra Tech attended via Zoom.

W. Belec noted they had met with Highway Superintendent Matt Stencel and reviewed intersection sight distance and geometry at Duval/Mumford. They are constrained at Duval /Mumford by trees on the adjacent conservation land, but the Highway Department has already done some sight line clearing both north and south of the intersection that has made a significant improvement. C. Sudak stated they are willing to coordinate with the DPW on pavement markings and signage at Mumford and Torrey and she will be adjusting volumes to account for peak season traffic. J. Hager noted the peak season traffic that will be evaluated and adjusted is the traffic abutters noted wasn't present when trips were counted from camp grounds that were closed.

W. Belec reviewed a presentation which showed the effect of headlights on properties along Duval Road from traffic traveling along interior roadways and from vehicles entering the subdivision from Duval Road and proposed vegetative screening mitigation.

T. Flynn noted they also evaluated the intersections of Manchaug/Torrey and Mumford/Main even though they are outside the projects impact area, and would like to offer a not to exceed mitigation amount to be used by the Town to make improvements. J. Hager elaborated the issues at these intersections have existed for quite some time and even though the study doesn't show that this project adds to the traffic enough to require mitigation, added traffic won't make things better, so the assistance is appreciated. She added the intersection of Main and Mumford is complicated by a fenced in yard within the right of ways and MassDOT ownership of Main Street which requires their sign off. She has reached out to the Director of District 3 MassDOT to seek their cooperation.

W. Talcott asked what they anticipated impact to be if they add back in anticipated impacts from campgrounds in the summer and what “white fog-line” is? R. Michaud stated as all study intersections are currently at level of service “A”, even if they dropped to a “B” that would still be very acceptable. However, they don’t anticipate a level of service lower than an “A” even with the increase in traffic. A white-fog line is the white reflective line that marks the road shoulder.

Steven Kroll of 78 Torey Road said he feel the center line should be painted on Duval from end to end as well as the fog-lines. He also noted the guardrail on the east side of Mumford Road at the intersection of Mumford and Duval is damaged and should be replaced and maintained. He wondered if the stop sign at Manchaug and Torrey could be moved to Manchaug. His larger concern is at the 4-way intersection in Manchaug center through which traffic will travel to get to Route 146. There is no visibility traveling west and looking north up Putnam Hill Road. Perhaps there should be a three way stop here. He added the pavement at the intersection of Mumford and Duval should be widened as much as possible to accommodate turning movements. Lastly, he noted the intersection of Torrey and Duval appears to have been built on a dump as pieces of glass and metal regularly surface through the pavement here. He worried the intersection could be significantly damaged by heavy construction vehicles.

Paul Maynard of 56 Duval asked when the 2-year planting would start. J. Hager explained the Town typically asks that the developer gets the plantings in ASAP so you get the screening effects sooner than later. T. Flynn agreed.

Diane David of 49 Duval Road was concerned with drainage issues and not getting flooded by the effects of construction. She asked about the land across t intersection with Mumford J. Hager noted it is conservation restricted which limits what improvements can be done at the intersection. She noted members had previously suggested perhaps the Board could prohibit the use of Duval Road. And wondered what happened with this. J. Hager explained unfortunately as Duval Road is a public roadway and the applicant owns land that directly fronts on this way, the Town cannot restrict their use of a public roadway unless traffic or other studies clearly show a life safety or other significant issue with use of the road.

In response to a question W. Belec stated no work in Sutton is within Conservation Commission jurisdiction, but they are before the Douglas Conservation Commission.

Lucille Prince of Douglas thanked the Board for the information provided in the meeting as well as through the Sutton Planning Board website. Tim Flynn noted project information can also be obtained on the project website [www.suttondouglasresidential.com](http://www.suttondouglasresidential.com).

W. Belec asked if the Board might be in apposition to close the hearing and perhaps draft a decision if the meeting has to be continued for over a month to June 13<sup>th</sup>. The Board was not certain but noted the input of the Fire Department is still need on the fire suppression waiver that was requested.

Motion: To continue the public hearing to June 13<sup>th</sup> at 7:00 PM, W. Baker  
 2<sup>nd</sup>: W. Talcott  
 Vote: 4-0-0, W. Talcott – aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye

Motion: To adjourn, R. Largess Jr.  
 2<sup>nd</sup>: W. Baker  
 Vote: 5-0-0: W. Talcott - aye, M. Gagan – aye, R. Largess Jr. - aye, S. Paul - aye

Adjourned 10:00 PM

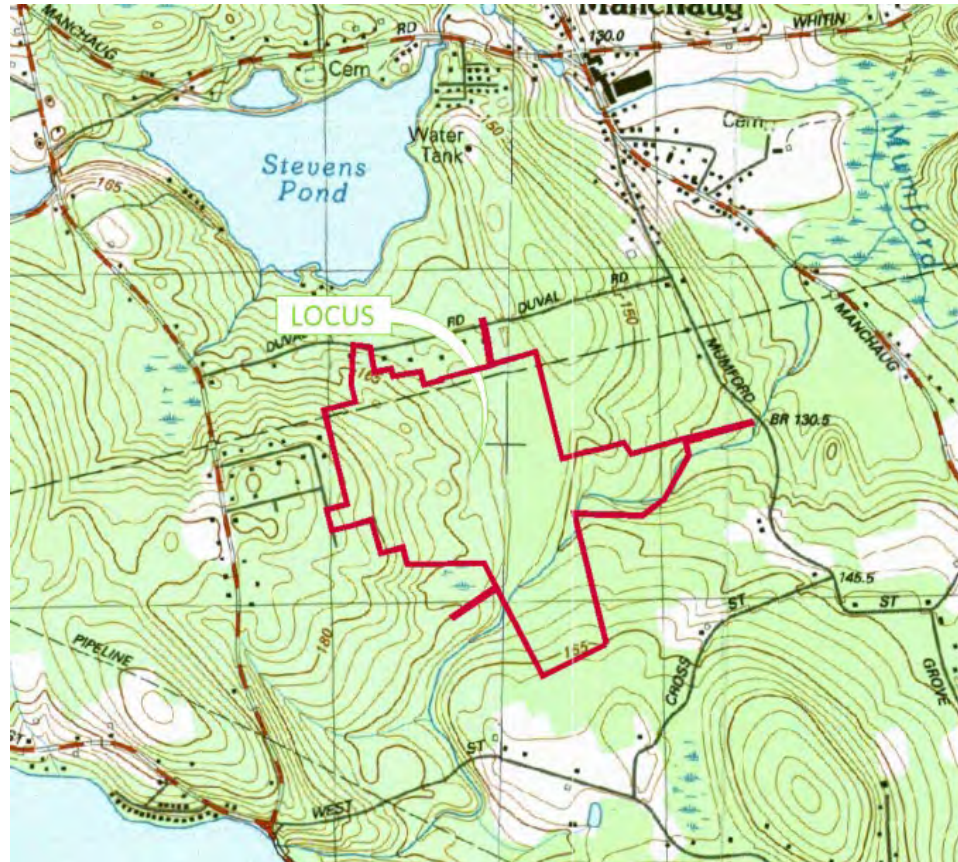
Covid Meeting Statement:

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit [www.zoom.us/join](https://www.zoom.us/join) and enter Meeting ID: **863 0642 6890** Passcode: **772086**. The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.

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# Sutton Douglas Development

Planning Board Presentation- May 10, 2022



# Sutton Douglas Development

## Tonight's Project Team

- Project Applicant & Developer: Flynn Build & Develop (FB&D)
- Civil Engineer: Land Design Collaborative (LDC)
- Traffic Consultant: Tetra Tech (TT)  
Courtney Sudak, PE | Project Manager (Remotely)

## Town's Peer Review Consultants

- Civil Engineer: Graves Engineering (GEI)  
Jeffrey Walsh, PE, Principal
- Traffic Consultant: MDM Transportation Consultants, Inc. (MDM)  
Daniel Dumais, PE | Senior Project Manager (Remotely)

# Sutton Douglas Development

## Agenda

- Update of Hearings attended since the last Sutton Planning Board Public Hearing on April 11<sup>th</sup>:
  - April 14<sup>th</sup>- Douglas Planning Board- Public Hearing, presented and hearing continued to April 28<sup>th</sup>
  - April 25<sup>th</sup>- Douglas Conservation Commission- Public Hearing, presented and hearing continued to May 16<sup>th</sup>
  - April 28<sup>th</sup>- Douglas Planning Board- Public Hearing, presented, Traffic Peer Review Discussions with MDM and Tetra Tech, and hearing continued to May 12<sup>th</sup>
- Civil and Traffic Peer Review Discussions
- Civil – Responses to Questions previous Planning Board Public Hearing on April 11<sup>th</sup>:
  - Section Lines and Abutter Screening
  - Off Site Road Intersections

# Sutton Douglas Development

## Traffic



Courtney Sudak, PE | Project Manager

# Baseline Traffic Volume Comparison

| Intersection                    | Overall Intersection Volume<br>(vehicles per hour) |                             |               |              |                |               |
|---------------------------------|--|-----------------------------|---------------|--------------|----------------|---------------|
|                                 | AM Peak Hour                                       |                             |               | PM Peak Hour |                |               |
|                                 | 2021<br>TIAS <sup>1</sup>                          | 2022<br>Update <sup>2</sup> | Net<br>Change | 2021<br>TIAS | 2022<br>Update | Net<br>Change |
| Torrey Road/<br>Duval Road      | 31   | 36                          | +5            | 66           | 72             | +6            |
| Mumford Road/<br>Duval Road     | 39   | 44                          | +5            | 57           | 64             | +7            |
| Birch Street/<br>Fairfax Way    | 24   | 27                          | +3            | 52           | 57             | +5            |
| Birch Street/<br>Belvoir Avenue | 21   | 23                          | +2            | 46           | 52             | +6            |

1) 2021 Existing Condition peak hour traffic volumes presented in *Transportation Impact and Access Study, Proposed Residential Development, 61 Duval Road, Sutton, Massachusetts*, prepared by Tetra Tech, dated September 2021.

2) July 2021 peak hour traffic volumes adjusted for average season conditions (8 percent increase) and traffic volume fluctuations due to the COVID-19 pandemic (20 percent increase).



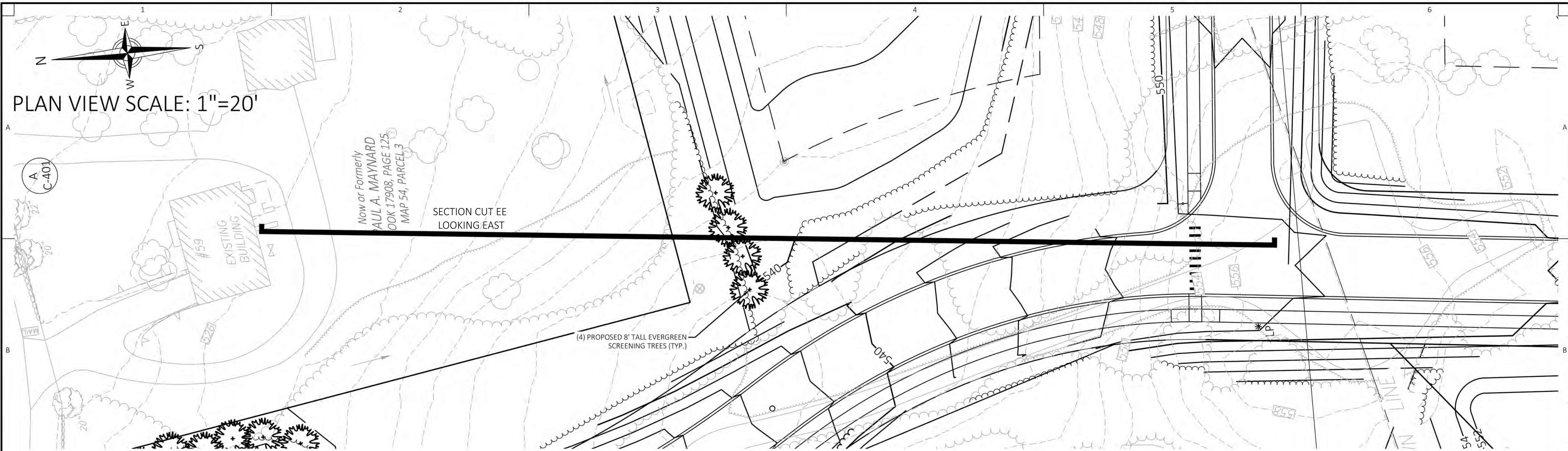
# Trip Generation Comparison

| Time Period/ Direction      | Site Trips             |                                 |            |
|-----------------------------|------------------------|---------------------------------|------------|
|                             | 2021 TIAS <sup>1</sup> | New ITE Trip Rates <sup>2</sup> | Net Change |
| <b>Weekday Daily</b>        |                        |                                 |            |
| Enter                       | 147                    | 172                             | +25        |
| <u>Exit</u>                 | <u>147</u>             | <u>172</u>                      | <u>+25</u> |
| <b>Total</b>                | <b>294</b>             | <b>344</b>                      | <b>+50</b> |
| <b>Weekday AM Peak Hour</b> |                        |                                 |            |
| Enter                       | 6                      | 7                               | +1         |
| <u>Exit</u>                 | <u>17</u>              | <u>19</u>                       | <u>+2</u>  |
| <b>Total</b>                | <b>23</b>              | <b>26</b>                       | <b>+3</b>  |
| <b>Weekday PM Peak Hour</b> |                        |                                 |            |
| Enter                       | 20                     | 21                              | +1         |
| <u>Exit</u>                 | <u>11</u>              | <u>12</u>                       | <u>+1</u>  |
| <b>Total</b>                | <b>31</b>              | <b>33</b>                       | <b>+2</b>  |

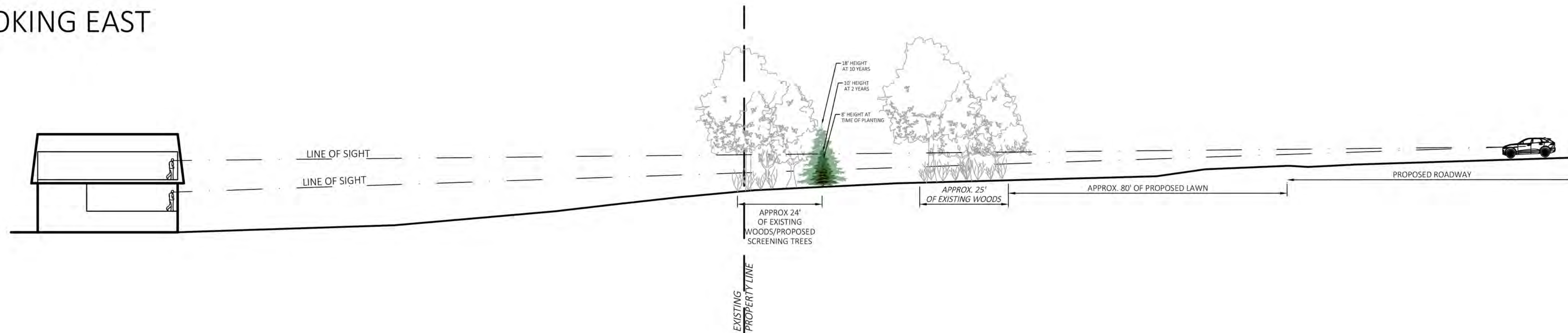
1) Based on Table 4 in *Transportation Impact and Access Study, Proposed Residential Development, 61 Duval Road, Sutton, Massachusetts*, prepared by Tetra Tech, dated September 2021.

2) Based on trip rates presented in the Institute of Transportation Engineers' publication *Trip Generation Manual, 11th Edition* for ITE Land Use 210 (Single-Family Detached Housing) applied to 31 homes.





SECTION CUT EE LOOKING EAST  
SCALE: 1" = 20'



Project Owner:  
**Sutton Douglas Development LLC**  
945 Concord Street, Suite 100  
Framingham, MA 01701

Project Applicant:  
**Sutton Douglas Development LLC**  
c/o  
**FLYNN**  
build & develop™  
945 Concord Street, Suite 100  
Framingham, MA 01701

Project Title:  
**Definitive Plan**  
**Sutton Douglas Development**  
Sutton, MA  
(Worcester County)

Sheet Title:  
**SECTION CUT EXHIBIT**

Local Permitting

Prepared By:

**LDC**  
LAND DESIGN COLLABORATIVE  
Chauncy Place | Terrace North | Suite 1  
45 Lyman Street  
Westborough, MA 01581  
508.952.6300 | LDCollaborative.com

Project Surveyor:

**FELDMAN**  
152 Hampden Street  
Boston, MA 02119

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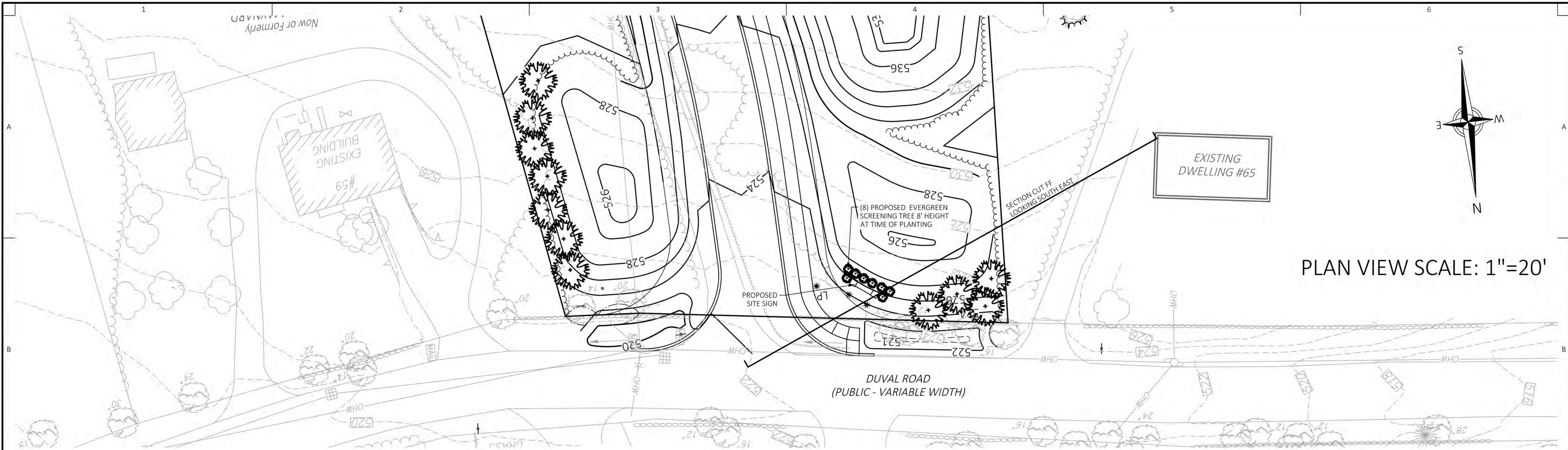
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| No.:      | Date:     | Revision:    | Issue:  |
| Drawn By: | CMP       | Checked By:  | WMB     |
| Date:     | 04/5/2022 | Project No.: | 21-0083 |

Sheet No.:

**EX-103**





PLAN VIEW SCALE: 1"=20'

SECTION CUT FF LOOKING SOUTH EAST  
SCALE: 1" = 10'



Project Owner:  
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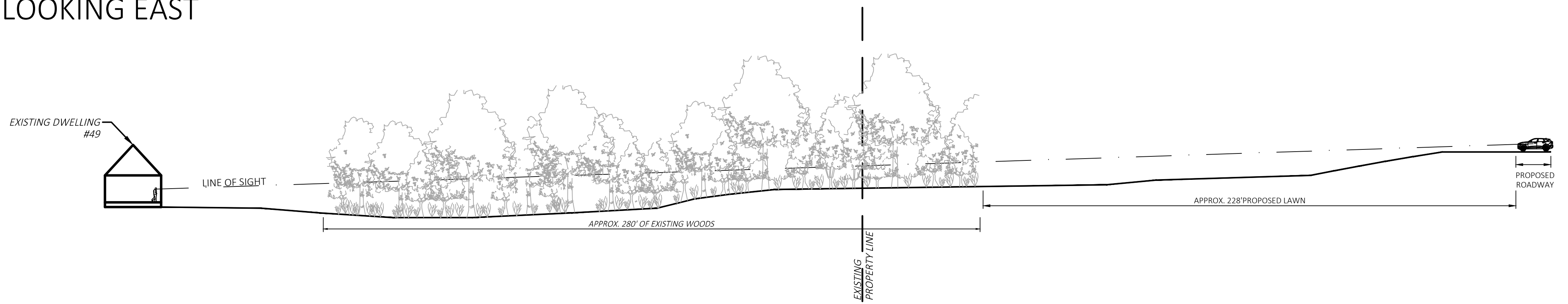
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| Date:     | 04/5/2022 | Project No.: | 21-0083 |

Sheet No.:  
**EX-104**

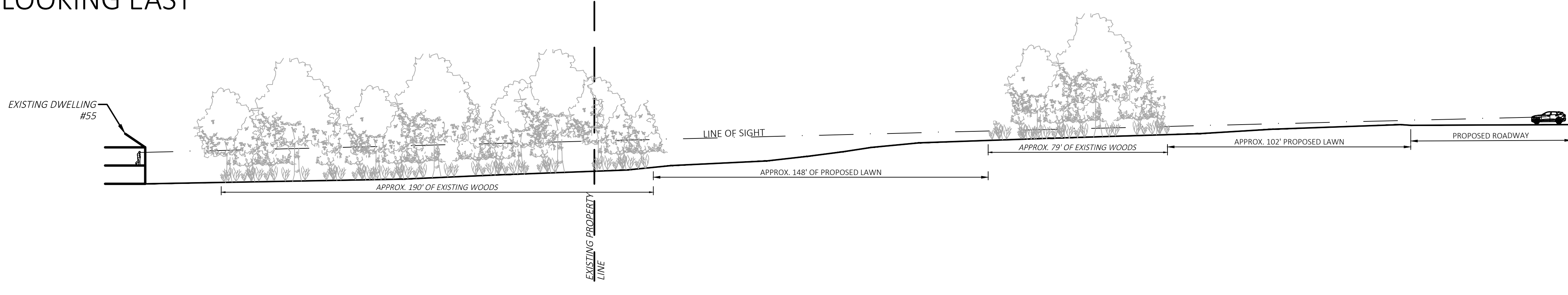




SECTION CUT GG LOOKING EAST  
SCALE: 1" = 30'



SECTION CUT HH LOOKING EAST  
SCALE: 1" = 30'



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Project Title:  
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(Worcester County)

Sheet Title:  
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| No: | Date: | Revision | Issue: |
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Drawn By: CMP    Checked By: WMB  
Date: 04/5/2022    Project No.: 21-0083

Sheet No.:  
**EX-105**

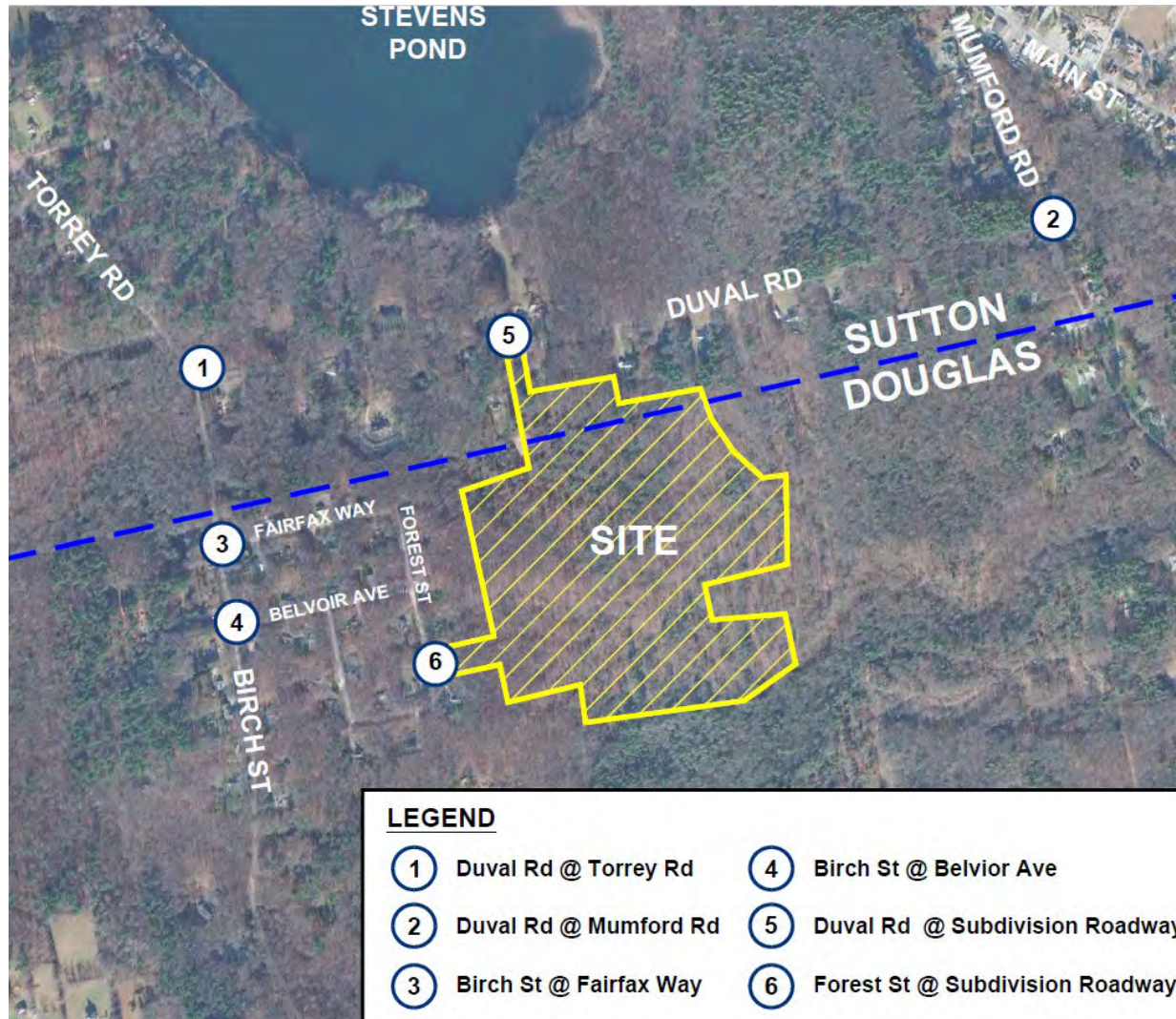


# Sutton Douglas Development

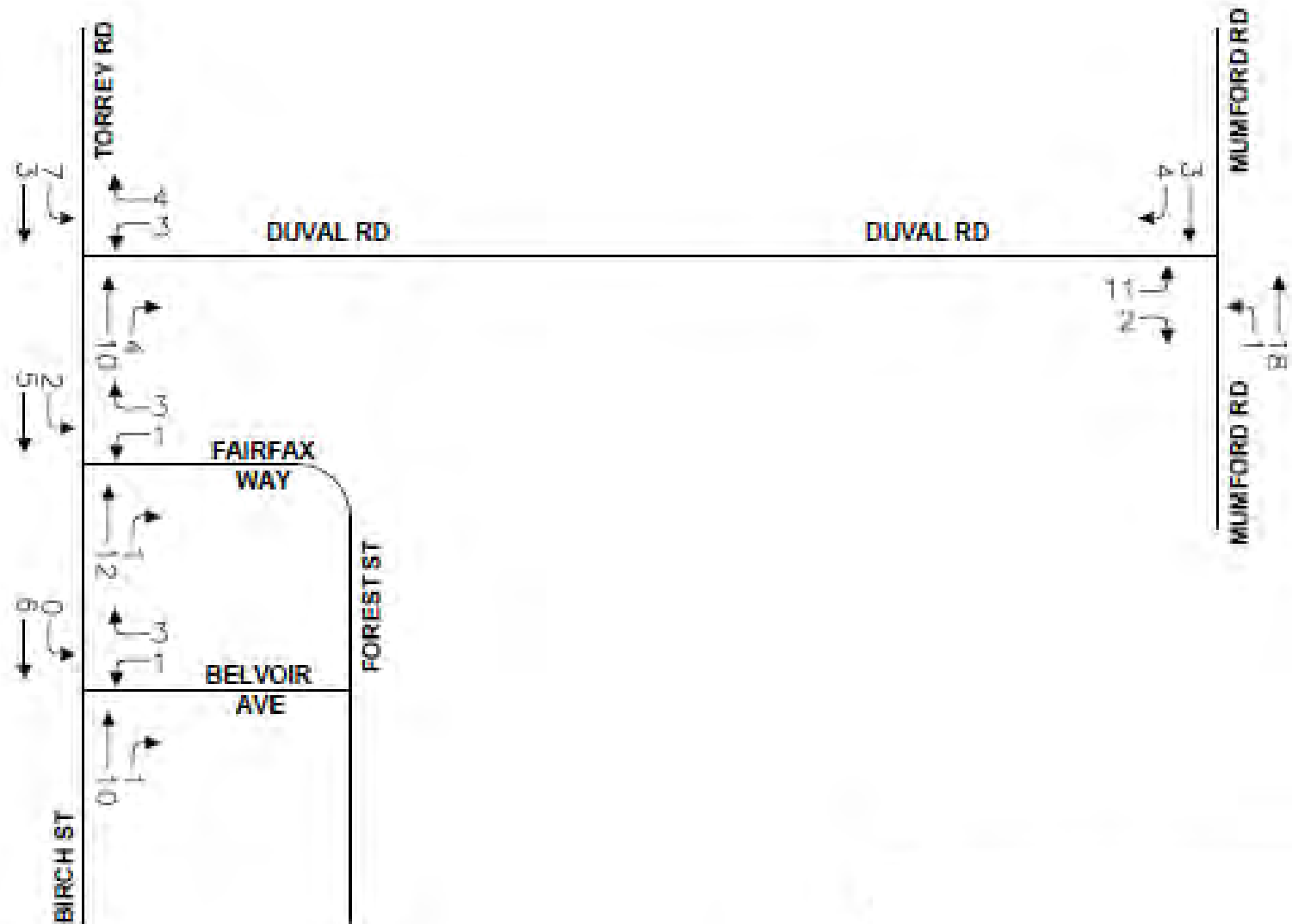
## Closing:

- Flynn Build & Develop – <https://www.flynnbd.com/>
- Project Specific Website is launched to promote open dialogue, transparency and Q&A platform to communicate with FB&D - [www.suttondouglasresidential.com](http://www.suttondouglasresidential.com)
- Next Meeting – Civil/Site & Traffic discussions with Peer Review Consultants
- Thank you.

# Study Area Intersections



# 2021 Existing Weekday AM Peak Hour



# 2021 Existing Weekday PM Peak Hour

