

SUTTON PLANNING BOARD

Meeting Minutes

May 23, 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., S. Paul, W. Baker, W. Talcott, E. McCallum (Associate)

Present remotely: None

Absent: None

Staff: J. Hager, Planning & Economic Development Director

Public Hearing – Accessory Apartment – 211 Putnam Hill Road

W. Talcott read the hearing notice as it appeared in The Chronicle.

James Stevenson was present to review his application. He and his wife are requesting approval of an 800 s.f. accessory apartment to be located above and existing detached garage at 212 Putnam Hill Road.

The Board viewed the floor plan, photograph and aerial layout of the lot. The Board read in the department comments from the Tax Collector, Fire Department, Assessors, and Conservation Commission.

In response to a request from the Assessor, Mr. Stevenson noted nothing is changing about the chapter land status of the property and what structures are excluded including this one. He stated he'd rather not incur this expense. J. Hager confirmed two of three comments from the Assessor are addressed, and she asked Mr. Stevenson to touch base with the Assessors to ensure they are not missing something now required by the Assessors. She also briefly reviewed her review and suggested minimum conditions.

W. Talcott asked when the recent changes to the accessory apartment bylaw take effect. J. Hager explained the changes must be reviewed and approved by the Attorney General and once they clear that process and a posting period they become effective retroactive to the day of the vote.

There were no public comments.

Motion: To grant the Special Permit for an 800 s.f. detached accessory apartment as presented with the following conditions: R. Largess Jr.

1. Approval of all other required departments, boards and/or commissions, especially from the Building Department and Board of Health.
2. Separate street numbers must be utilized as assigned by the Board of Assessors. Said numbers shall be clearly posted on the home and accessory apartment and at the street if not visible from the street, to ensure emergency vehicles and response personnel know where/how to gain access to each dwelling unit.

2nd: W. Baker

Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye

Motion: To close the public hearing, W. Baker

2nd: W. Talcott

Vote: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye

Public Hearing(Cont.) – Unified Buildings #2 & #3 – 40 & 42 Unified Parkway (off Boston and Providence Roads)

M. Piekarski, Director of Construction & Development for the Kraft Group reintroduced team members who were present: Attorney David Libardoni of Nutter, McClennan & Fish, John Kucich, P.E. of, Vinod Kalikiri, P.E. of Vanasse Hangen Brustlin (VHB), and Luke Norton of Head Geotechnical services.

Mr. Piekarski reviewed the community outreach efforts including the improved project website including a frequently Asked Questions (FAQ) page, text blast notification service, and a postcard mailing. Additionally, they will be hosting a neighborhood meeting on Wednesday, May 25th at 6 PM Unified's headquarters on Route 146 to focus on the ongoing activities including blasting operations and have a one on one conversation with residents. In response to a question from the Chairman, M. Piekarski reminded the public blasts are usually planned for 12 PM and they are moved to 3 PM only if need be.

He overviewed comments that have been received. They will be addressing the more technical comments from the town departments and peer review consultants in one response. Additional public comments and feedbacks have been addressed through a formal response letter from D. Libardoni. He stated there were three areas on which they would like to provide additional information tonight. 1) scenic roadway/public shade tree application; 2) Community Fiscal Impact Assessment; and 3) Sound Study.

Scenic Roadway/Public Shade Tree Application: They have provided additional photographs of proposed changes near the Boston Road entrance with markings/notes to show the extent of widening. They will add an eastbound left turn lane to allow the balance of east bound traffic to continue to move through this intersection freely. All widening is proposed along the Unified frontage on Boston Road. The subject of the application is a 30' length of stone wall and a large sycamore tree that will need to be removed to complete the required widening. S. Paul asked how much additional right of way is available to the south for widening? The applicant wasn't sure but will look into this. M. Gagan asked if an arborist has evaluated the tree. M. Piekarski stated they have not, but would be happy to do this if required. Mr. Piekarski stressed they don't want to effect the tree either, unfortunately the alignment the width of the right of way and the elevation and location of the tree present unique challenges. If they shift the entrance too far west, they hinder operations at the Galaxy light. If they shift it too far east, they impact wetland resource areas and effect sight distance. R. Largess Jr. noted typically they allow stones to be removed if need be if they are re-used on the site. The tree has a value and he stated the tree has a value so if it needs to come down a value will be assigned and need to be paid and/or trees planted elsewhere as he didn't feel they were needed at this site. W. Baker said an arborist should evaluate the tree. M. Piekarski stated they will repurpose the stones either within a monument entrance sign or by replicating the wall along or within the entrance. J. Hager summarized the right of way should be defined, an arborist must evaluate the tree, and the impact of shifting the Parkway east and south should be evaluated. She reminded the Board the Historic Commission has asked to be given time for their input. W. Talcott asked if height clearance is an issue with the tree close to the road. Mr. Piekarski did not think this was an issue. W. Talcott advocated for multiple trees placed appropriately to minimize future conflicts in the sycamore had to be removed. He asked about the commitment to spend up to 100k to rectify impacts. J. Hager stressed funds reference in the TIF are separate from roadway improvements that may otherwise be required per the peer review. W. Talcott asked if sidewalks are planned on Boston Road, noting employees may walk down to the plaza. There are no plans for sidewalks along Boston Road.

M. Gagan has some concerns/confusion with the numbers in the traffic study. He stressed no truck should need to go left onto Boston Road.

M. Piekarski clarified the 30% of traffic that is shown exiting to the left out of the Boston Road entrance does not include trucks as these are restricted from turning left per the subdivision approval conditions.

W. Baker stated he moved to Town when the earth removal companies were operating at this location. He stated there were BIG issues with dust, but it's now been quite some time since these operations have ceased. He asked how dust will be controlled? M. Piekarski stated once the hill in the Town's former gravel pit is down the situation will improve, hopefully by mid to late summer. He stated they will make additional efforts to stabilize portions of the site that will be exposed for any duration of time in addition to watering and other measures they are already undertaking.

Community and Fiscal Impact Assessment: Information required by the Zoning Bylaw has been consolidated into one document.

Sound Study: A study has also been provided that shows the site will be compliant with DEP noise standards. Mr. Piekarski noted the study doesn't do justice to the amount of evaluation that actually went into the document. He noted longer term 10-day sound measurements were taken at two fixed locations on the site and a series of short term readings were taken all over the site. J. Hager has asked for a map showing the sound reading locations.

The Chairman reviewed some of the ground rules before opening up the hearing to public comment.

James Marran of 80 Burbank Road has concerns as follows:

- Per Graves Engineering review it appears only direct abutters were notified, not those within 300'.
- The traffic study was not stamped. V. Kalikiri stated it wasn't a stated requirement but he can do that.
- He questioned the growth rates utilized, lack of secondary road way impact review, and other aspects of the traffic study including not having traffic from building #1 accounted for in the study. M. Piekarski re-stated when they have sufficient information to proceed with permitting on Building #1 they will do so, including filing a traffic study that will evaluate and mitigate the traffic impacts from this facility as well as the traffic from Buildings #2 & #3 and any other know projects at that time in a cumulative manner.
- Will the Town consider specific routing for constriction traffic? J. Hager responded yes the Board would consider this.
- At previous meetings it was stated excluding Building #1 from the traffic study allows these two building to move forward without MassDOT review. Is this in the best interest of the Town?
- The Board should consider a new bylaw with clear local oversight over blasting.

J. Hager noted that the Graves comment refers to their preference to see all abutters within 300' on the existing conditions plan. She confirmed, and showed those present, that all abutters within 300' had been notified per the certified abutters lists provided by the Board of Assessors. In response to a follow-up comment, J. Hager stated the law only requires notification to abutters to abutters within 300' of the subject property. The Board would consider an expanded notification area for larger projects although not required by law.

Andrea Mattei of 21 Golf Ridge Drive she had the following questions/comments:

- What is the legal authority to separate the review of the three parcels as opposed to requiring the filing and evaluation of the combined impacts?
- Concerns with various aspects of the traffic study and the effect on secondary roads considering their width/capacity.

- The Board should consider placing restrictive covenants on use of the land so certain elements and impacts of operations are known moving forward.
- Asked Unified to bind themselves that Building #1 won't be a last mile/direct to consumer facility. J. Hager noted this use is currently prohibited in Sutton, an application cannot be filed to permit the use.

Christine Watkins of 65 McClellan asked in follow up to the previous commentary if Town Meeting can change this prohibition with only a very small number of residents present? The response was yes, those who choose to participate in Town Meeting, even if it's a small percentage of the total population, make these decisions. She asked for confirmation that without a restrictive covenant the bylaw could be changed to allow a direct to consumer facility. J. Hager confirmed this was the case, but added she was not at all certain if it would be legal for the Board to require a restrictive covenant that limits the use of private property for forever.

Keith Downer, Historic Chairman asked if there is a timeframe for approval of the scenic roadway application? J. Hager stated she will look into this. He asked for the applicant to try to save the tree "beyond a reasonable doubt".

Keith Downer 334 Boston Road thought there was a push by the State years ago to alleviate light at Boston Road and Route 146 do the flyover. He asked if this has been reconsidered in addition to any other measures to ensure anticipated truck traffic is adequately mitigated.

Brian Stevenson 664 Central Turnpike asked if sidewalks or bike paths were considered to accommodate traffic to the Galaxy project. W. Baker stated there are infrequent bike and pedestrian users. B. Stevenson thought this should be taken into consideration especially if there will be future housing on the site.

Gina Betti 107 Dudley Road asked the Board to consider the tradeoff between economic development and quality of life and evaluate the impacts of new noise levels, new traffic patterns, etc. She stressed trees are very much need trees especially at an industrial and spoke on behalf of the London Plane tree asking that it not be cut down. Again she called for consideration and balance in impacts versus benefits.

J. Hager asked that the applicants look into the status of three additional projects in the vicinity that will impact particularly the intersection of Boston Road and Route 146. The projects include two warehouses of 451k and 518k s.f. in construction in Uxbridge in Campanelli Park and a 1.1 million warehouse in Douglas that may or may not be approved.

Motion: To continue the public hearing to June 27th at 7:00 PM, S. Paul

2nd: W. Baker

Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye

Action Items

Form A Plans – None.

Retreat Lot Covenant and Plan Approval/Endorsement – 435 Boston Road

Motion: To endorse the covenant and plan dated 6/18/21 for the retreat lot at 435 Boston Road, R. Largess Jr.

2nd: S. Paul

Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye

Administrative Items

Motion: To approve the minutes of 4/125/22, R. Largess Jr.
2nd: W. Talcott
Vote: 4-0-1, W. Talcott – aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye
W. Baker – abstained as she wasn't present at the meeting

Filing – The Board acknowledged the following filing:

- 3 Lackey Dam Road – Warehouse w/ Distribution Special Permits & Site Plan Review - Hearing June 13th at 7:30 PM

Board Business: None.

Correspondence:

- CMRPC Annual Award Meeting June 6th – Sutton will receive an award along with Douglas and Uxbridge for Responsible Regionalism for their joint work on the Blackstone Logistics Center hearing process.
- Northbridge Notice of Approval for a 9 hole 3 par golf course on Upton Street.

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

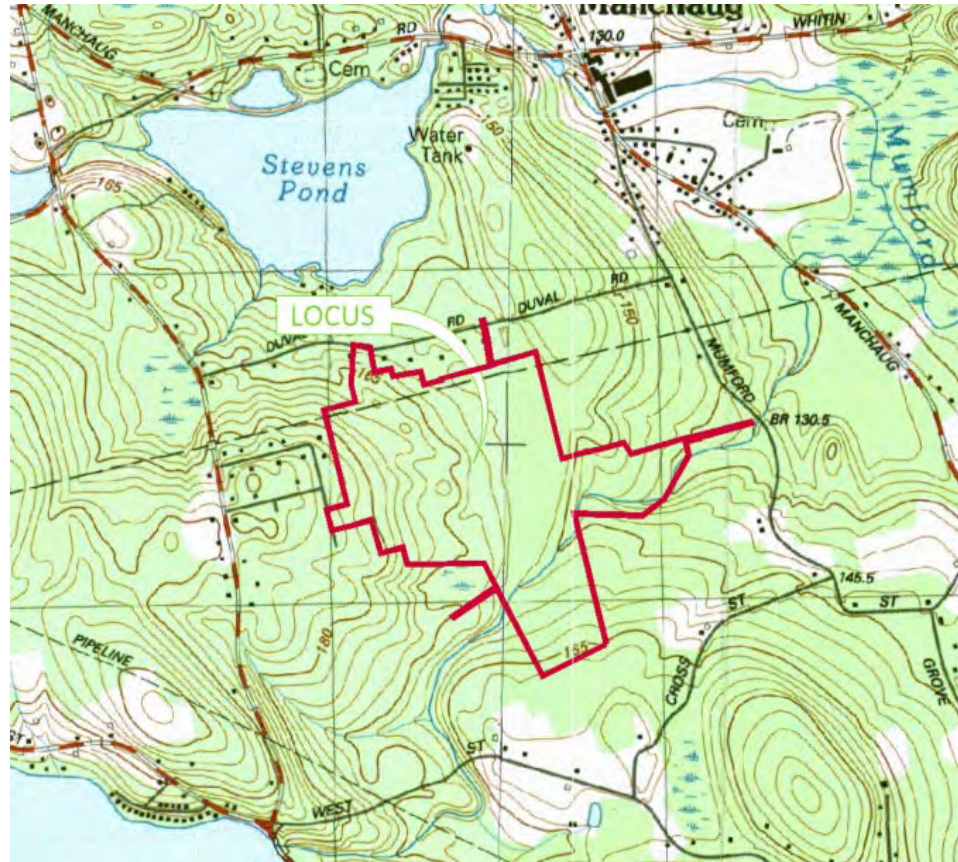
Adjourned 9:00 PM

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 and enter Meeting ID: **886 1304 2424** Passcode: **919179**. 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.

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 11th:
 - April 14th- Douglas Planning Board- Public Hearing, presented and hearing continued to April 28th
 - April 25th- Douglas Conservation Commission- Public Hearing, presented and hearing continued to May 16th
 - April 28th- Douglas Planning Board- Public Hearing, presented, Traffic Peer Review Discussions with MDM and Tetra Tech, and hearing continued to May 12th
- Civil and Traffic Peer Review Discussions
- Civil – Responses to Questions previous Planning Board Public Hearing on April 11th:
 - 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 (vehicles per hour)					
	AM Peak Hour			PM Peak Hour		
	2021 TIAS ¹	2022 Update ²	Net Change	2021 TIAS	2022 Update	Net Change
Torrey Road/ Duval Road	31	36	+5	66	72	+6
Mumford Road/ Duval Road	39	44	+5	57	64	+7
Birch Street/ Fairfax Way	24	27	+3	52	57	+5
Birch Street/ 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.

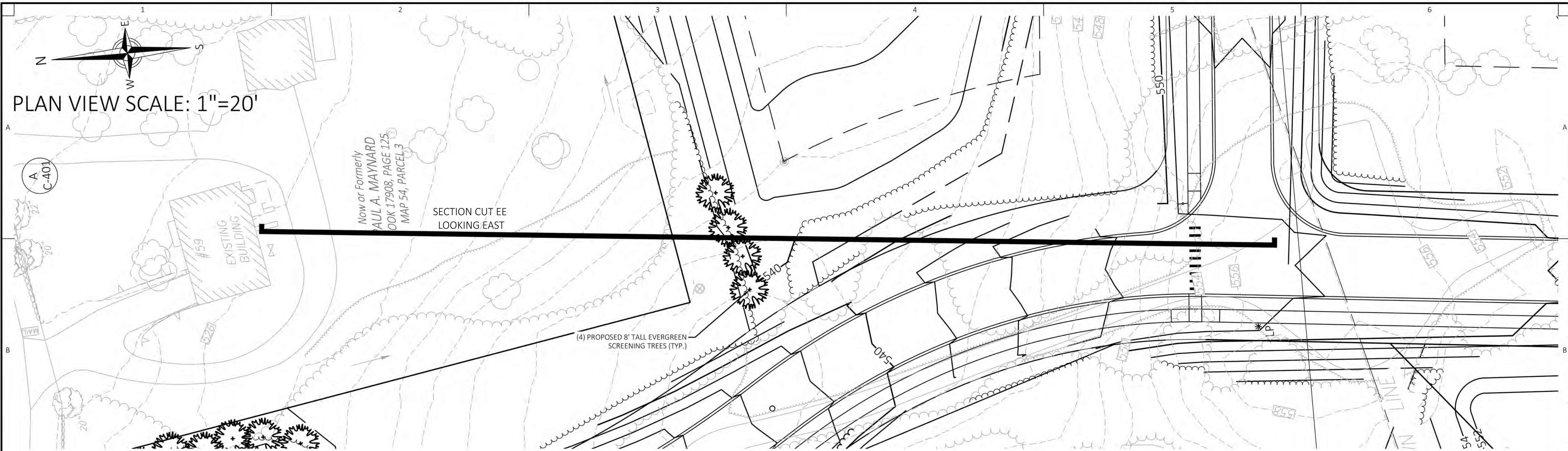
2) July 2021 peak hour traffic volumes adjusted for average season conditions (8 percent increase) and traffic volume fluctuations due to the COVID-19 pandemic (20 percent increase).

Trip Generation Comparison

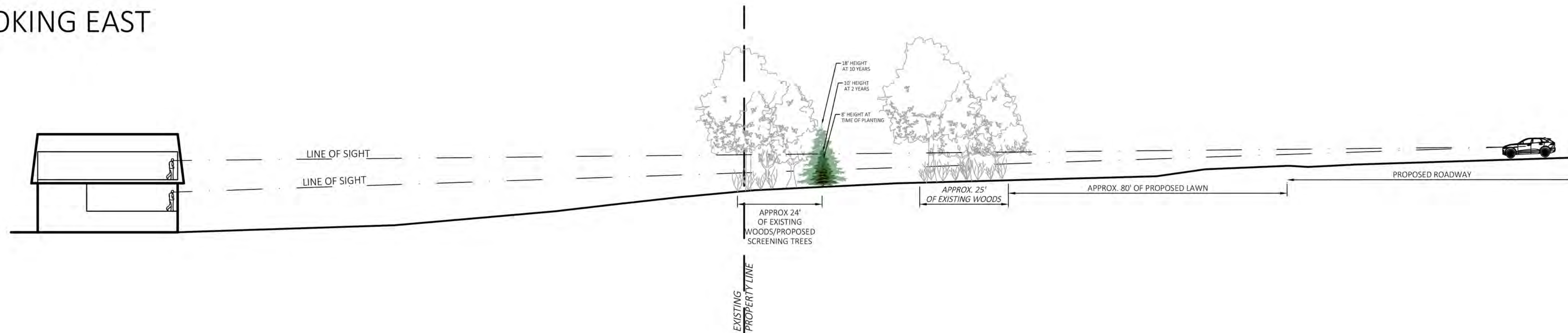
Time Period/ Direction	Site Trips		
	2021 TIAS ¹	New ITE Trip Rates ²	Net Change
Weekday Daily			
Enter	147	172	+25
<u>Exit</u>	<u>147</u>	<u>172</u>	<u>+25</u>
Total	294	344	+50
Weekday AM Peak Hour			
Enter	6	7	+1
<u>Exit</u>	<u>17</u>	<u>19</u>	<u>+2</u>
Total	23	26	+3
Weekday PM Peak Hour			
Enter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

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

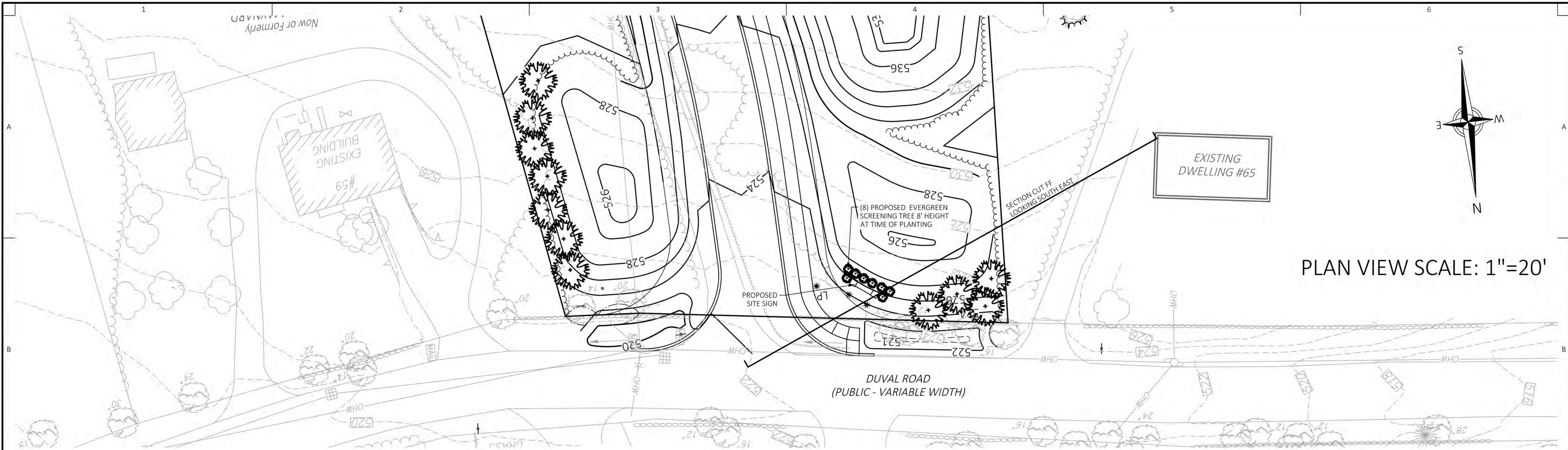
Prepared By:
LDC
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
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508.952.6300 | LDCollaborative.com

Project Surveyor:
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Boston, MA 02119

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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



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



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

Project Applicant:
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c/o
FLYNN
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945 Concord Street, Suite 100
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Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
SECTION CUT EXHIBIT

Local Permitting

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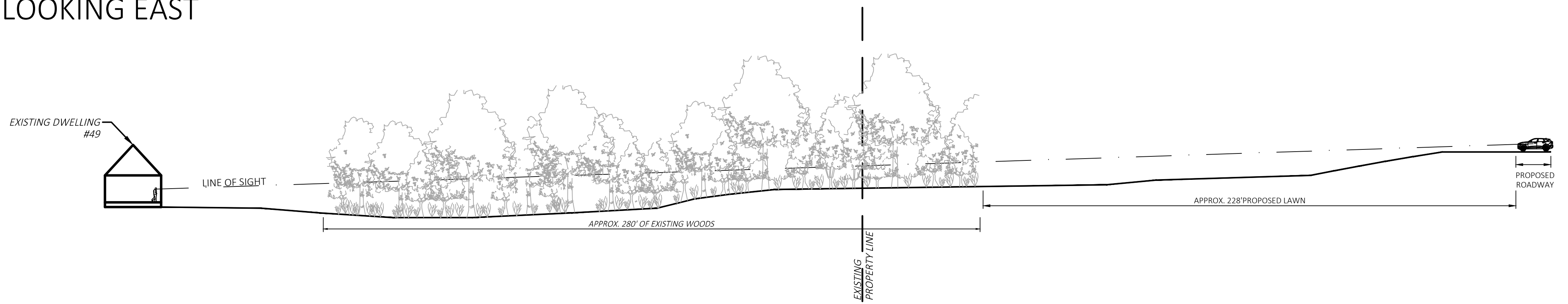
No.	Date:	Revision	Issue:

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

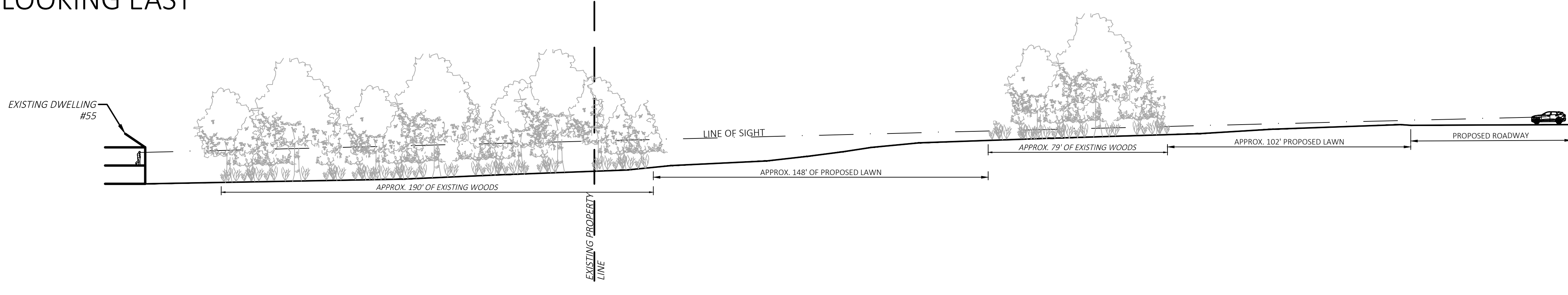
Sheet No.:
EX-104



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



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



Project Owner:
Sutton Douglas Development LLC
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Project Applicant:
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FLYNN build & develop™
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Framingham, MA 01701

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

Sheet Title:
SECTION CUT EXHIBIT

Local Permitting

Prepared By:



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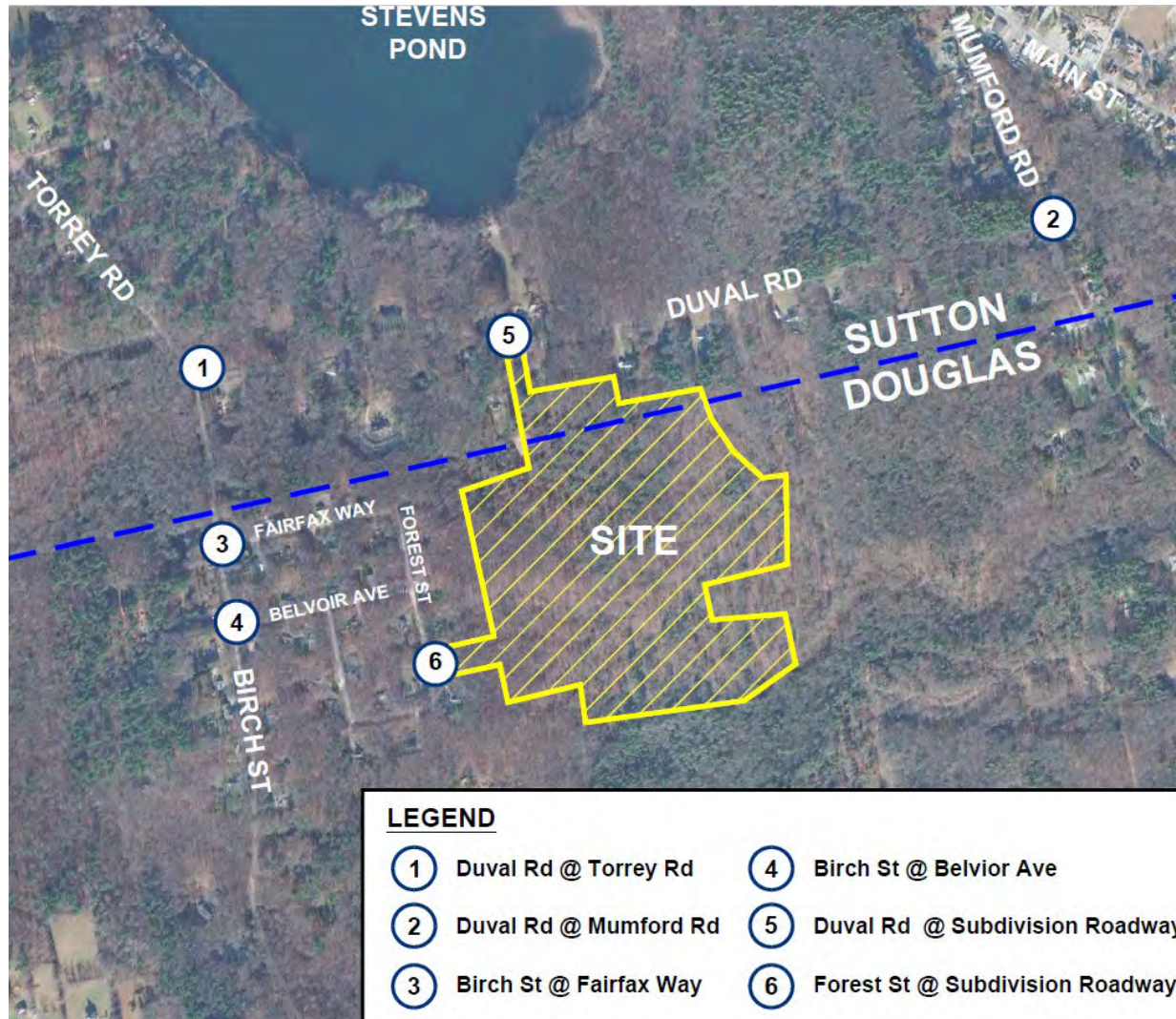
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Sutton Douglas Development

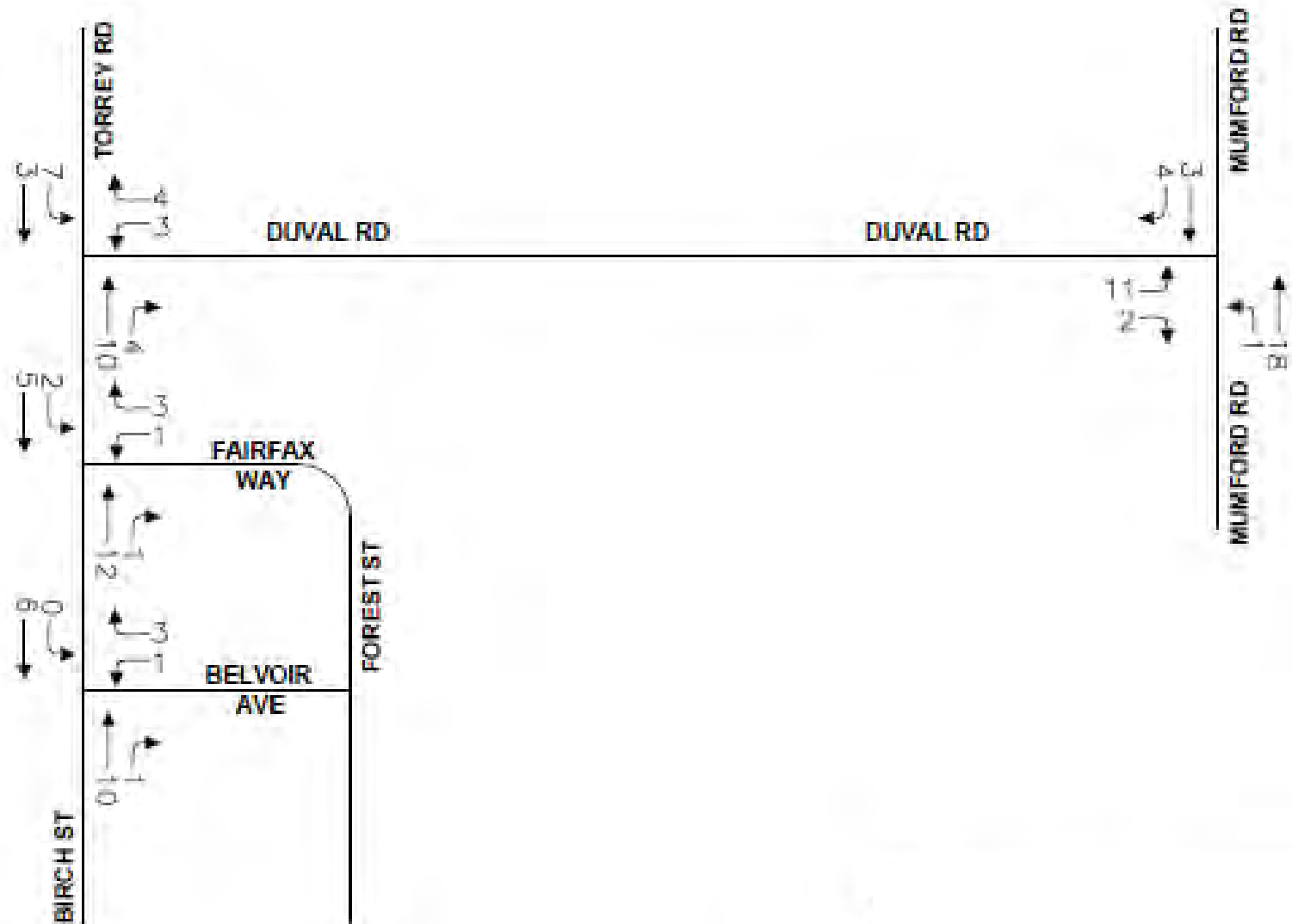
Closing:

- 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
- 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

