SUTTON PLANNING BOARD
Meeting Minutes
July 11, 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, S. Paul, W. Baker, W. Talcott, E. McCallum (Associate)
Present remotely: None
Absent: R. Largess Jr.
Staff: J. Hager, Planning & Economic Development Director (remotely)

The Chair noted E. McCallum was acting as a full member in place of R. Largess Jr.

Public Hearing (Cont. from 6/13/22) – 3 Lackey Dam Road – 212,000 s.f. warehouse with Distribution – Site Plan & Special Permits

Attorney Todd Brodeur of Fletcher Tilton PC reviewed the presentation about what they have accomplished since the last night of public hearing (attached).

They have reduced the building size by 22,000 s.f. to eliminate wetland filling and they have also pulled all other impervious at least 25' from wetlands. They still need to present these changes to the Conservation Commission. Impervious has been generally reduced including less employee parking. He reviewed the request for increase in the building height stating the base building height is 37' plus 3' of ornamental height plus 4' depression for loading docks and a roof pitch of about 2-3', so they are asking for 50' to be safe. J. Hager noted she is fairly certain the ornamental elements are not counted by the Building Commissioner toward building height.

Greg Tocci of Tocci Associates reviewed the sound presentation portions of the presentation. He explained sound measurement basics, readings taken on the site, and how they propose to mitigate regulated stationary sound to required levels and also attempt to mitigate non-regulated mobile sound sources to be a better neighbor. Mitigation includes sound walls of varying heights.

W. Talcott asked if the sound study was peer reviewed. J. Hager stated it was not. He confirmed backup beepers are required by law on certain vehicles like trucks. Mr. Tocci stated there are broadband alarms that are less disruptive which a potential operator could control for their fleet but would be more difficult to control for outside vendors/operators coming to the site.

M. Gagan asked if they can mitigate the mobile sound occurrences over the voluntary limits they have set. Mr. Tocci stated they can but it becomes a question of the value of mitigating very infrequent occurrences versus dealing with the aesthetics of very high sound walls. T. Brodeur noted they are trying to strike a balance between the abutting residential uses and the use they propose with is allowed and appropriate for this OLI District.

Paul Hutnak of 12 Lackey Dam Road asked for confirmation that the Board and applicant received his written comments/concerns. T. Brodeur and J. Hager confirmed receipt. He reviewed several of his concerns noting the Special Permit process allows the Board to consider things like height and sound impacts and require changes and/or conditions that make the project palatable for everyone. To clarify one of his comments, J. Hager stated the particular name for this use "warehouse with distribution" is new, but the use is not new.

The use was previously known as "trucking services and warehousing" and existed for some time which was interpreted very broadly, so the Board introduced new names and definitions to more clearly define what is intended to be allowed and prohibited. Mr. Hutnak asked if the sound study takes into account elevation of the building and receptors. Mr. Tocci confirmed the study does take this into account. He also asked if the surrounding vegetation is considered is it isn't there in the winter. Mr. Tocci stated vegetation is not included as attenuation. Mr. Hutnak stated he feels the walls should be higher if it blocks the sound better. He also stressed the area of banked parking should not be disturbed until and unless it is needed. It was confirmed truck exiting movements will be restricted to right turn only.

In discussion about Fire Department comments, the applicant confirmed they are willing to do pre-blast surveys of all certified abutters who request a survey. They also agreed to work with abutters across from the main entrance in Uxbridge to see if they can provide mitigation from headlights exiting/entering the facility.

W. Talcott stated visuals of the proposed height of this structure versus the surrounding neighborhoods will be helpful in considering aesthetics and sound. The applicants reviewed the provided renderings with the Board.

Jeff Walsh of Graves Engineering reviewed the scope of the civil engineering peer review they performed and briefly touched on some of their review comments. He also stated they are not comfortable reviewing the sound study.

Kirsten Braun of Muller and Associates reviewed the scope of the traffic engineering review they performed and briefly touched on some of their review comments.

The Board asked the Planning Director to obtain a peer review of the sound study submittal.

Motion: To continue the public hearing to August 22 at 7 PM, W. Talcott
2nd: W. Baker
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, S. Paul – aye, E. McCallum - aye

Public Hearing (Cont. from 6/27/22) – Unified Warehouse Buildings #2 & #3 – 40 & 42 Unified Parkway (Boston and Prov. Roads)

Matt Piekarski, Director of Construction & Development with the Kraft Group introduced the members of the development team who were present including Attorney David Libardoni of Nutter McClellan & Fish, LLC, John Kucich, P.E. of Bohler Engineering, and Vinod Kalikiri, P.E., Vanasse Hangen Brustlin (VHB) who was present via Zoom.

He overviewed efforts since the last public hearing including ensuring that the Fire Department is satisfied with access to the buildings and their ability to maneuver around the sites. Additionally, they provided sound evaluation/information about trailer connects/disconnects. They also overviewed the MEPA process they will undergo related to the building 2 & 3 sites and subsequently the Building 1 site if it moves forward. There ae no anticipated requirements/issues for the building 2 & 3 sites due to their limited impacts.

As it's been a while since the initial filing, Attorney Libardoni reviewed the various permits for which they have applied.

M. Piekarski reviewed a new sight line graphic plan with the Board showing elevations of the closest residence to Building 3 at 86 Boston Road at 392' elevation versus Building 3 at 396' elevation and 535' linear feet of 60'+/- high vegetation in between. They also showed the closest home to Building 2 at 33 Buttonwood at 370' elevation versus Building 2 at 378' elevation with 480' linear feet of 60' +/- high vegetation (the Wilks Zone 1 wellhead radius) in between. Lastly they noted the distance from the homes along Dudley Rod to these developed site is 1,300' linear feet with a difference in elevation of at least 103' in elevation and a rise then drop in elevation between these homes and the developed site.

M. Gagan gave a brief summary noting the scenic roadway permit application has been withdrawn and will be re-filed with the subdivision modification. He stressed the Board would like to keep comments to respectful comments and questions that are not repetitive of concerns already expressed.

S. Paul asked if its typically okay to have parking in a Zone II. The applicant responded paving is allowed within a Zone II but requires more robust treatment which they have provided. Mr. Paul asked what happens if 10 years from now there is contamination? M. Piekarski stated they have demonstrated compliance with all stormwater management standards and they are also installing additional water quality monitoring wells to ensure the water from their sites is essentially "clean" before it enters the Zone II.

Marie Decosta of 26 Heritage Road expressed continued concerns about the safety of wells outside the Zone II, stressing her water is not supplied by Wilkinsonville Water District. Jen explains. Ms. Decosta also asked why the Unified study has so little detail and why they aren't installing sound barriers to be a good neighbor noting she hears construction noise all day. M. Piekarski stated there are 30+ pieces of construction equipment operating on the site each day and this activity is happening 800-1,000' closer to Dudley that future operations at Buildings 2 & 3. The sound study done by a licensed professional states they will not exceed any DEP thresholds. The Chair asked if the applicant could provide more of the detail behind the results.

Christine Watkins of 65 McClellan Road asked about the 1,000 gallon holding tank. She also expressed concerns about trucks and vehicles coming into the Zone II tracking in salt and other prohibited chemicals. She wondered why the applicant wouldn't show the sound backup data and implored they do so. She also said she empathized with the Heritage Road residents on private wells and wondered why the applicant would not just install monitoring wells for them. M. Piekarski responded the holding tank is required by code to take runoff from floor drains. The tank has a water level monitor and when it is triggered fluid is pumped out and disposed of by a licensed company. He stated it is no more possible to mitigate prohibited salt and chemicals being tracked into this site than it is to control the same on public and private roadways and driveways within Zone IIs all over the State. He stressed Tech Environmental is a licensed professional acoustical firm and they stand behind their conclusions.

Phyllis Nault of 25 Heritage Road noted she can't leave her home since June 4th due to her breathing issues and the dust and debris in the air. She asked when it will end. M. Piekarski stated they originally estimated June 30th, but feel there may be an additional blast or two more. He sated they have brought in additional water trucks and are employing mush grater watering in the processing part of the site where most of the dust originates.

James Laplante of 26 Heritage Road expressed concerns with not having the backup data for the sound study. He also reiterated his past concerns that Unified and the Town are not taking into account the private wells outside the Zone 2. He asked for data about the direction of water flow across the site and where water is pulled from.

Andrea Mattei of 21 Golf Ridge Drive submitted remaining concerns relative to traffic earlier in the day. The applicant has provided a written response. She expressed continued concern with the disconnect between the number of loading docks and traffic generation calculations. V. Kalikiri explained the industry procedures for traffic impacts is based on use type and square footage. Different operations may have very different reason and needs for the number of loading docks that in no way correlate to traffic generation. J. Walsh interjected that he has never seen a traffic study that correlates the traffic generated to the number of loading bays.

In response to a question, it was confirmed Unified will pay excise taxes to Sutton for all of their vehicles.

S. Paul noted Route 146 is in the Zone II for the Wilkinsonville Water District, these zones are everywhere. M. Piekarski re-stated they are doing what is asked by the Water District and are confident that their site will not cause issues for the wells on which they will also rely.

In response to a question about Level of Service estimates. V. Kalikiri stated this evaluation is only done for un-signalized intersections and reflects the LOS for the turning movements as they are the "critical movements" that can cause the greatest delays and safety issues. Kristin Braun of Muller Associates confirmed they have no remaining issues.

S. Paul asked if there are monitoring wells near Heritage road why they don't just test them? M. Piekarski stated these a wells are for measuring the depth to ground water only, essentially they are just a drilled hole with a PVC pipe dropped into them.

Motion: To continue the public hearing to July 25th at 7:05 PM, W. Baker
2nd: S. Paul
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, S. Paul – aye, E. McCallum - aye

Action Items

<u>Form A Plans</u>
3 & 9 Dewitt Road - Conveyance of land from one lot to another.
Motion: To approve the Form A Plan dated 4/4/22 showing a conveyance of land from 3 to 9 Dewitt Road, W. Baker
2nd: S. Paul
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, S. Paul – aye, E. McCallum – aye

448 & 450 Central Turnpike – Land swap.
Motion: To approve the Form A Plan dated 6/25/22 showing a land swap between 448 & 450 Central Turnpike, W. Talcott
2nd: S. Paul
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, S. Paul – aye, E. McCallum – aye

Administrative Items

Motion: To approve the minutes of 6/27/22, W. Talcott
2nd: W. Baker
Vote: Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, S. Paul – aye, E. McCallum – aye

Filings: None.

Other Board Business: None.

Site Visit Reports: None.

Correspondence: None.

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

Adjourned 11:14 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: **841 9770 7891** Passcode: **830436.** 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.

40 & 42 Unified Parkway, Sutton, Massachusetts

Site Plan Review & Special Permit Requests

Planning Board Hearing

July 11, 2022

Project Team

- **Matt Piekarski**
  Director of Construction & Development, The Kraft Group
- **David Libardoni**
  Associate, Nutter McClennen & Fish LLP
- **John Kucich, P.E.**
  Principal, Bohler Engineering
- **Vinod Kalikiri, P.E.**
  Senior Project Manager, VHB

Agenda

- ❑ MEPA Informational Update
- ❑ Latest Response to Comments
- ❑ Special Permit Request Recap
- ❑ Discussion of Approvals

MEPA Informational Update

- Full MEPA Review Is Expected
  - Building 1, Building 2 and Building 3
- Phase I - Building 3 Special Review Procedure
  - Advances Building 3 Review
  - Minimal Threshold Impacts
  - Does Not Trigger MassDOT Access Permit
  - EENF to be filed August of 2022
- Phase II – Building 1, Building 2
  - Full DEIR/FEIR Process
  - Will Be Inclusive of Building 3 Impacts
  - EENF to be filed August 2022 with ongoing MEPA review through Summer 2023
  - DROD/FROD and Section 61 Findings expected Summer 2023

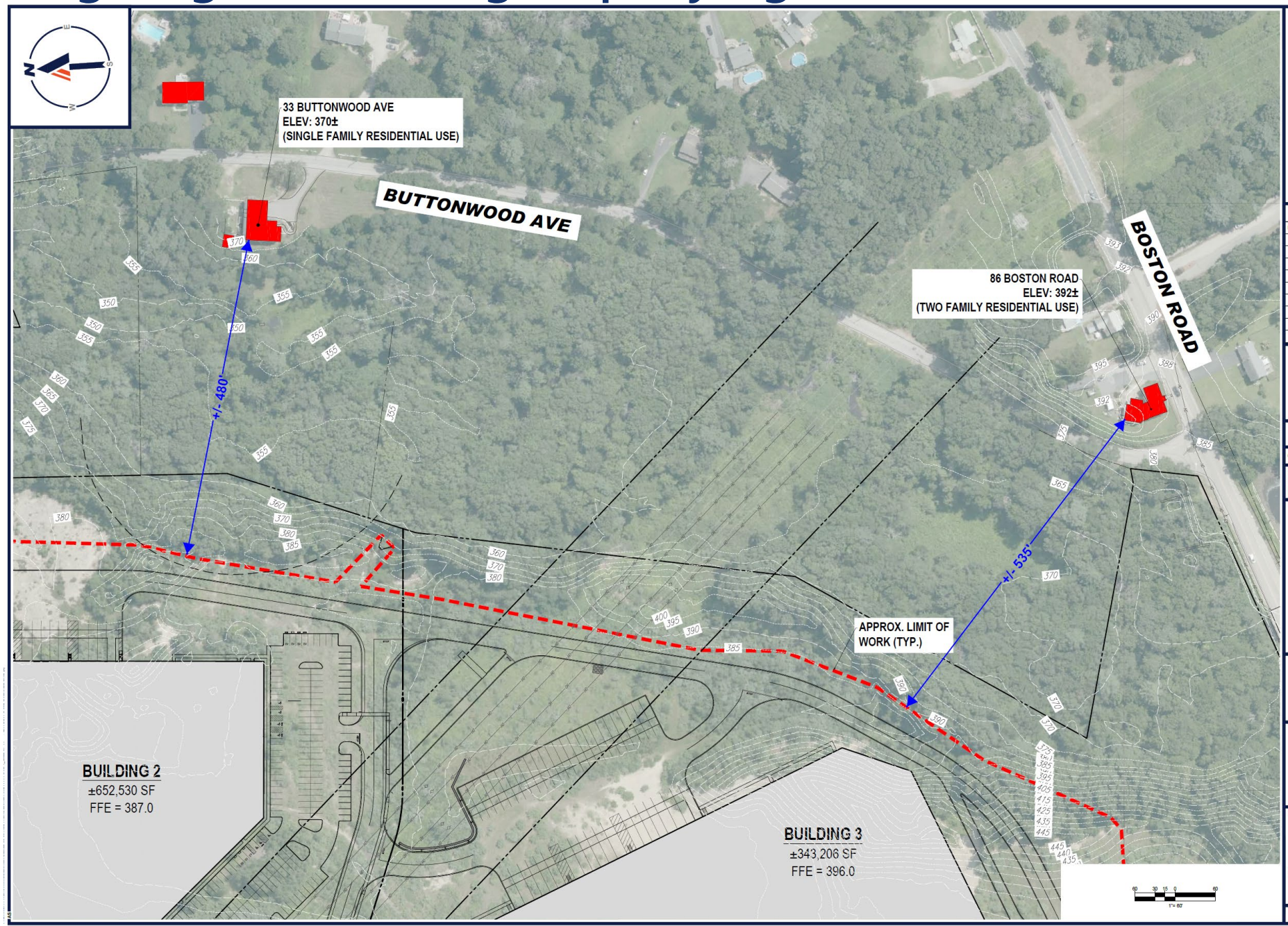
Latest Response to Comments

- Peer Review & Public Comment Responses
  - Remaining Traffic Comments from Peer Review
    - Filed July 1, 2022
    - Clean Peer Review Letter Received July 7, 2022
  - Site Plan Sheet Updates Based on Peer Review Comments
    - Filed July 6, 2022
    - Clean Peer Review Letter Received July 7, 2022
  - Fire Department Apparatus Access Exhibit
    - Exhibit Showing Movements was Filed July 6, 2022
    - Fire Department Acceptance Received July 6, 2022
  - Sound Study – Truck/Trailer Coupling & Decoupling Overnight
    - New Technical Memo from Tech Environmental
    - Filed July 8, 2022
  - Final Responses to Public Comments
    - Mario Giamei – 86 Boston Road (Filed July 8, 2022)
    - Andrea Mattie – 21 Golf Ridge Drive (Filed July 11, 2022)

Special Permit Request Recap

- Section III.A – Use Special Permit
  - Warehouse with Distribution within the OLI District.
- Section VI.I - Common Driveway Special Permit
  - Portion of driveway between Buildings 2 and 3.
- Section V.B – Groundwater Protection District Special Permit
  - Greater than 2,500 SF of impervious area.
  - Construction of drainage improvements in the GPD.
- Section III.B – Height Special Permit
  - Building height in excess of 35-feet within the OLI District.
  - 45-Foot Building Height has been requested for both Buildings 2 and 3.
  - Sight Line Concerns.

Building Height & Abutting Property Sight Lines



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	W211141
DRAWN BY:	AJS
CHECKED BY:	KC / JAK
DATE:	07/11/2022
CAD I.D.:	W211141-CVL-1_2022-07-11

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

UNIFIED² GLOBAL PACKAGING GROUP

PROPOSED
INDUSTRIAL DEVELOPMENT

UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

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SHEET TITLE:

BUILDING HEIGHT EXHIBIT

SHEET NUMBER:

ORG. DATE - 07/11/2022

Discussion of Approvals