

From: [Jeffrey Walsh](#)
To: [Piekarski, Matt](#); [Jennifer Hager \(Sutton\)](#)
Subject: RE: 42 Unified Parkway
Date: Wednesday, April 17, 2024 10:47:42 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Matt,

You're welcome.

Jen - I have no questions or issues with Matt's responses.

Jeff

JEFFREY M. WALSH, P.E.
Principal

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From: Piekarski, Matt <MattP@thekraftgroup.com>
Sent: Wednesday, April 17, 2024 9:42 AM
To: Jeffrey Walsh <JWalsh@gravesengineering.com>; Jennifer Hager (Sutton) <j.hager@town.sutton.ma.us>
Subject: RE: 42 Unified Parkway

Thank you, Jeff, for your comments. I have responded as necessary to your questions below in **bold red text**.

Please feel free to call if you have any further questions or comments.

Thanks,
Matt

From: Jeffrey Walsh <JWalsh@gravesengineering.com>
Sent: Monday, April 15, 2024 4:51 PM
To: Piekarski, Matt <MattP@thekraftgroup.com>; Jennifer Hager (Sutton) <j.hager@town.sutton.ma.us>
Subject: RE: 42 Unified Parkway

Matt – thank you for sending the information directly to me.

Jen and Matt - I reviewed the proposed change to a boulder wall and offer my thoughts/comments below. I consider the proposed change to be a minor field

modification, but I defer to Jen and the Planning Board for a final decision on that matter.

My thoughts/comments:

1. The boulder wall will have a 1H:3V batter (steps back one foot for every three feet of vertical rise), the top of the wall is to be one-quarter the wall height and a filter of stone two feet wide is proposed behind the wall. The proposed batter is not as steep as a block retaining wall and the boulder wall is wider, so at first look I was concerned about whether the light pole bases, guard rail posts and the two fire hydrants at the top of the wall would be embedded in the wall or the filter stone, and whether the hydrants would have adequate protection from frost. Upon further review, the top of Sheet S1.0 (submitted by Matt) shows the crest of the boulder wall farther away from the light pole bases, guard rail posts and fire hydrants than the block wall, so where the wall height is about 35 feet the horizontal thickness of the wall and stone filter will occupy about 11 feet of space. The centers of the guardrail posts appear to be about 17 feet from the crest of the boulder wall, so there should be about six horizontal feet of soil between the back of the filter stone and the center of the guard rail posts, and probably less soil to the light pole bases and the hydrants. If not already done, Matt may want to have his team check that the boulder wall will work OK with the light poles bases and hydrants. **[MJP: We have reviewed this in detail with our civil and geotechnical team and the wall designer. They are confident that the light pole bases can be accommodated with sufficient horizontal backing between the base and the inside edge of the wall system.]**
2. To accomplish the layout I explained in #1, the base of the wall was moved closer to the limit of work line yet stays within the limits of work. I have no issue with the change of the bottom of wall location.
3. The six-foot high chainlink fence that was originally proposed to be fastened to the retaining wall probably can't be affixed to the boulder wall. I recommend that Matt address how and where the chainlink fence is installed. **[MJP: The intent is to install the fence at the back of the guardrail. At either end of the wall, we will curve the fence towards the wall to secure the upper wall as much as possible.]**
4. The email chain referenced the "Millbury Outlet wall off Route 146". I understand the reference to be to the "Shoppes at Blackstone Valley" in Millbury. I had the opportunity to periodically observe that wall being constructed. There are a couple of aesthetic differences that probably aren't problematic, but I'd like to call them to your attention:
 - a. The wall/slope at the Shoppes is 1.5H:1V, if I remember correctly. It looks more like a slope and less like a wall. The Lot 2 wall, being 1H:3V will look nearly vertical.
 - b. The wall/slope at the Shoppes was made from blasted rock and is actually a reinforced slope. The wall/slope is 50 feet in thickness and the face was constructed by placing large stones with flat faces onto the blast rock and controlling the face's lines and grades with string lines. After the large stones were set with machines, laborers hand-placed smaller stones to give the appearance of a fairly smooth slope face. If the rocks at Lot 2 Sutton are sharp-edged, a similar appearance to the Shoppes' wall perhaps could be obtained. If the boulders at Lot 2 are rounded, there may be a different appearance and smaller chinking stones placed between the large boulders may not be as stable as sharp-edged stones on a less-steep wall/slope face. **[MJP: Agreed, the stone boulders within Lot 2 are not necessarily sharp edges, so the appearance will not be as "smooth"**

as the Millbury wall, but will follow the 1:3 slope. The wall engineer will have a resident engineer onsite during the construction of the wall to ensure the wall is constructed as designed, including the chinking that is required to complete the wall.]

Respectfully submitted,

Jeff

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From: Piekarski, Matt <MattP@thekraftgroup.com>

Sent: Friday, April 12, 2024 1:21 PM

To: Jennifer Hager (Sutton) <j.hager@town.sutton.ma.us>

Cc: Jeffrey Walsh <JWalsh@gravesengineering.com>

Subject: 42 Unified Parkway

Jen, as we discussed this morning, we are looking to use the large boulder rocks that have been unearthed in Lot 2 for the required retaining wall along the eastern limits of the project area for Building 2. Specifically, this is the part of the site along the Cold Spring Brook.

Walsh Contracting Corp (our site contractor) has engaged SFC Engineering to design a boulder retaining wall in place of the precast concrete block retaining wall noted on the Bohler Engineering approved Site Plans. Unified has had Bohler Engineering (civil) and Sanborn Head & Associates (Geotech) review the proposed wall design and neither of them has any issue with this minor modification. The original approved limits of work do not change with this design, and as noted below in an email exchange with Bandon Faneuf, the finished product will be a more natural looking finished wall than a precast concrete wall.

With regards to the email below, as you can see, we are also informing the Conservation Commission of this minor change because of the proximity to buffer zones, albeit still within the original limit of work.

While we feel this change doesn't rise to the level of formal modification to the approved site plans, we did want to make your office aware of this and we have copied Graves Engineering on this email as well so that can weigh in, as necessary.

We will respectfully await your feedback if the proposed minor field modification is acceptable or not.

As always, if there are any questions, please do not hesitate to call me directly.

Respectfully,

Matthew Piekarski

Director of Construction & Development



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From: Brandon Faneuf <bfaneuf@ecosystem-solutions.com>
Sent: Wednesday, April 10, 2024 8:00 AM
To: Scott Morrison <smorrison@vhb.com>
Cc: Piekarski, Matt <MattP@thekraftgroup.com>; Wheeler, Chris <chrisw@thekraftgroup.com>
Subject: RE: Providence & Boston Road, Sutton

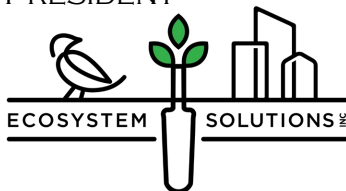
Hi Scott,

Good to hear from you and congratulations on your new position. At first blush, it sounds minor to me. You're simply using different materials (more natural and durable) in the same footprint. Let me run it by the Chair real quick and see what he says. If he's OK with it as a minor field change, I'm OK with it.

-B

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Brandon B. Faneuf, MSc

PRESIDENT



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From: Scott Morrison <smorrison@vhb.com>
Sent: Tuesday, April 9, 2024 2:54 PM
To: Brandon Faneuf <bfaneuf@ecosystem-solutions.com>
Cc: Matthew Piekarski (<MattP@thekraftgroup.com>) <MattP@thekraftgroup.com>; Wheeler, Chris <chrisw@thekraftgroup.com>
Subject: Providence & Boston Road, Sutton

Hi Brandon,

I wanted to reach out to you regarding a minor plan change to the approved retaining walls located in the vicinity of Building #2. If you recall, concrete block retaining walls were proposed and

approved along the eastern (Cold Spring Brook) side of the building and smaller walls were proposed to the west and northwest of the building along the Wilkinsville Water District Well property. Unified is looking to modify the concrete block wall to a proposed boulder wall (picture the Millbury Outlet wall off Route 146). This will be a much more natural looking wall because it will be constructed mainly of boulders and rocks currently on the site, so more esthetically pleasing should it be visible to the neighborhood. It will also be more wildlife friendly by providing some small cracks and crevasses, so I would consider this to be an all-around improvement from an environmental standpoint.

I have attached plans for the wall including stamped structural plans with details. This wall will be located within the approved footprint of the project and will be installed 2-feet from the erosion control barrier and will slope upward and back toward the building location, so within the same general footprint of the proposed wall and footing. Please refer to the attached plans for the locations and details.

Based upon my review of the documents, it is my opinion that this be considered to be a minor field change, but as we have done in the past, wanted to make you and the Commission aware of this change prior to initiation of the work. Please let me know if you have any questions, my new contact information is provided below. Don't hesitate to reach out with any questions.

Thank you,
Scott



Scott Morrison, PWS, CERP, RPSS
Senior Environmental Scientist



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