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September 28, 2022

Sutton Planning Board
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**Subject: Lackey Dam Logistics Center
Site Plan Review**

Dear Planning Board Members:

We received the following documents in our office on September 8, 2022:

- Plans entitled Lackey Dam Logistics Center in Sutton and Uxbridge, Massachusetts (Worcester County) dated May 16, 2022 and revised September 6, 2022, prepared by Beals and Thomas, Inc. for US MA Development, LLC. (27 sheets)
- Plan entitled Autoturn Exhibit, Lackey Dam Logistics Center dated September 6, 2022. (1 sheet)
- Plan entitled Proposed Site Mitigation, Potential Open Space Restricted/Conservation Restricted Land, Lackey Dam Logistics Center dated September 6, 2022, prepared by Beals and Thomas, Inc. (1 sheet)
- Document entitled Stormwater Management Report, Lackey Dam Logistics Center, Lackey Dam Road, Sutton and Uxbridge, Massachusetts dated September 6, 2022, prepared by Beals and Thomas, Inc. for US MA Development, LLC.

Graves Engineering, Inc. (GEI) has been requested to review the documents for conformance with Zoning Bylaw, Sutton, Massachusetts with amendments through May 13, 2019, the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and generally accepted engineering practices.

This letter is a follow-up to our previous review letter dated July 7, 2022. For clarity, comments from our previous letter are *italicized* and our comments to the design engineer's responses are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

Zoning Bylaw

1. *GEI understands that the Planning Board will address the special permit application for a building height greater than 35 feet. (§III.B Table 3)*
No further comment necessary.
2. *GEI notes that no exterior waste disposal containers have been proposed. The Planning Board may wish to inquire of the applicant how waste disposal will be addressed. (§IV.C.4.f)*
Acknowledged. Sheet C4.1 was revised to include a dumpster area at the northwest corner of the proposed building. Considering the dumpster location, the presence of a

retaining wall northwest of the pavement area, topography, and mature vegetation it is unlikely that the dumpster will be visible from a public way.

3. *The Parking Summary Table on Sheet C1.1 needs to designate the area of office versus warehouse space in the proposed building, as well as the maximum number of employees. (§IV.C.4.o.1 & §IV.C.4.o.2)*

Acknowledged. The Parking Summary Table was revised to designate the areas of office and warehouse space, as well as the maximum number of 125 employees.

Hydrology Calculations & Stormwater Management Review

4. *GEI reviewed the hydrology computations and found them to be in order.*
The revised hydrology computations are also in order.
5. *Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.*
No further comment necessary.
6. *The Outlet Control Structure Detail on Sheet C7.1 needs to be revised to show the OCS-3 outlet pipe diameter being fifteen inches (instead of twelve inches) to be consistent with Sheet C1.2 and to maintain open channel flow in the outlet pipe.*
Acknowledged. The construction detail on Sheet C7.1 was revised to show the OCS-3 outlet pipe diameter as eighteen inches, corresponding with that shown on Sheet C1.2.
7. *Sheet C5.0 needs to be revised to reflect the latest drainage system design information shown on Sheet C1.2.*
Sheets C1.2 and C5.0 through C5.2 were revised. However, multiple drainage structure rim elevations are inconsistent between Sheet C1.2 and Sheets C5.0 through C5.2; for example, CB-6, DCB-7, CB-9 and DMH-17. The rim elevations need to be consistent with one another. The elevation information should be fully coordinated as necessary prior to plan endorsement by the Planning Board.
8. *Sheet C1.2 lists DMH-21 as being connected to WQI-4, FE-6, OCS-2, and FE-11. However, Sheet C5.0 shows two separate manholes, both labeled as DMH-21. The manhole on the northern side of Infiltration Basin 2 connects to WQI-4 and FE-6, and the manhole on the southern side of Infiltration Basin 2 connects to OCS-2 and FE-11. These manholes need to be labeled as two separate drainage structures on Sheet C1.2.*
Acknowledged. Sheets C1.2 and C5.0 through C5.2 were revised to label each drainage structure separately.
9. *Sheet C1.2 lists CB 26 and CB 27, however these structures are not shown on Sheets C5.0 through C5.3.*
Acknowledged. Sheets C1.2 and C5.0 through C5.2 were revised to include each drainage structure.
10. *The site plans need to include the top and bottom wall elevations of the retaining wall along the northern perimeter of the proposed building.*
Acknowledged. Sheet C5.1 was revised to include top and bottom wall elevations for the retaining wall.

General Engineering Comments

11. *Sheets C4.0 through C4.2 should include signs at the northern end of employee parking area and at the intersection at the southwestern corner of the building that indicate trailer versus passenger vehicle access.*

Acknowledged. Sheets C4.0 and C4.1 were revised to include a sign stating "Emergency Access Only" at the point where the passenger vehicle driveway ends at the trailer parking area. Sheet C4.2 was revised to include a sign along the entrance driveway stating "All trucks - straight, cars turn right".

General Comments

12. *The site plans need to include a construction detail for the area drain.*

Acknowledged. Sheet C7.1 was revised to include a construction detail for the area drain.

13. *GEI did not review the water and sewer utilities and understands that these utilities will be reviewed by the respective utility providers.*

No further comment necessary.

Additional Comments September 28, 2022

14. **Sheet C4.0 shows four light poles along the emergency access driveway at the northernmost part of the site, however the photometric plan shows only two lights in this area. The photometric plan needs to be updated if four light poles are to be installed.**

15. **Sheet C5.0 needs to include the grading for the stormwater diversion swale located northwest of Infiltration Basin-3 or a typical cross section of the diversion swale needs to be provided.**

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Daniel Feeney, P.E.; Beals and Thomas
Todd Brodeur, Esq.; FletcherTilton
Kirsten Braun, P.E.; Ron Müller & Associates