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December 3, 2021

Douglas Planning Board  
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Sutton Planning Board  
4 Uxbridge Road  
Sutton, MA 01590

Uxbridge Planning Board  
21 South Main Street  
Uxbridge, MA 01569

**Subject: Blackstone Logistics Center  
Lackey Dam Road  
Revised Site Plan and Special Permit Review**

Dear Douglas, Sutton and Uxbridge Planning Board Members:

We received the following documents on November 10, 2021:

- Correspondence from Beals and Thomas, Inc. to the Douglas, Uxbridge and Sutton Planning Boards dated November 8, 2021, re: Request for Amendments to Approvals, Black Stone Logistics Center.
- Plans entitled Blackstone Logistics Center in Uxbridge, Sutton, Douglas, Massachusetts issued for permitting on January 14, 2021 and last revised November 3, 2021, prepared by Beals and Thomas, Inc. for Scannell Properties. (31 sheets)
- Bound document entitled Hydraulic Calculations dated January 14, 2021 and last revised November 3, 2021, prepared by Beals and Thomas, Inc. for Scannell Properties.
- Bound document entitled Post-Development Hydrologic Calculations dated January 14, 2021 and last revised November 3, 2021, prepared by Beals and Thomas, Inc. for Scannell Properties.
- (Stormwater) Standard 3: Groundwater Recharge calculations dated November 3, 2021, prepared by Beals and Thomas, Inc. for Blackstone Logistic Center.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the documents' conformance with applicable Zoning By-Law, Town of Douglas, Massachusetts amended through May 6, 2019; Zoning Bylaw, Sutton, Massachusetts with amendments through May 13, 2019; Uxbridge Zoning Bylaws as amended October 22, 2019; MassDEP Stormwater Handbook and standard engineering practices.

**Our comments follow:**

**Douglas Zoning By-Law**

1. The building has been reduced in size from 645,964 square feet to 607,486 square feet and the number of parking spaces in the southern parking area has been increased from 178 to 200. Also, a new access drive has been provided on the western side of the site to allow a

less impeded route for vehicular access to the northern lot. GEI has no issues with these proposed site revisions.

### **Sutton Zoning Bylaw**

2. The building has been reduced in size from 645,964 square feet to 607,486 square feet and the number of parking spaces in the southern parking area has been increased from 178 to 200. Also, a new access drive has been provided on the western side of the site to allow a less impeded route for vehicular access to the northern lot. GEI has no issues with these proposed site revisions. (§IV.C.4.o and §IV.C.4.q)

### **Uxbridge Zoning Bylaws**

3. The building has been reduced in size from 645,964 square feet to 607,486 square feet and the number of parking spaces in the southern parking area has been increased from 178 to 200. Also, a new access drive has been provided on the western side of the site to allow a less impeded route for vehicular access to the northern lot. GEI has no issues with these proposed site revisions. (§400-20.F.1.e and §400-42.E.2.b.15)
4. The revised plans show that a dumpster area has been removed from the northeastern building corner of the site. The original design intent was to have dumpsters at the four corners of the building. The engineer should clarify if the omission of the dumpster area at the northeastern building corner was intentional. (§400-42.E.2.b.6)

### **Drainage, Hydrology & Stormwater Management**

#### **Drainage**

5. GEI has no issues with the revisions to the drainage system. However, on Sheet C1.2 the rim elevation of "352.10" in the Rim and Invert Schedule appears to be a typographic error and instead should be 353.10 to be consistent with Sheet C4.2.

#### **Hydrology**

6. GEI has no issues regarding the revised hydrology calculations.

#### **Stormwater Management**

7. GEI has no issues regarding the revised Stormwater Management Report.

### **General Engineering Comments**

8. GEI has no issues.

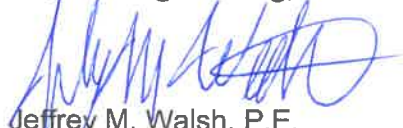
### **General Comments**

9. On Sheet C6.5, the drop inlet construction detail needs to have the snout relocated to align with the outlet pipe.
10. GEI did not review the revised Building Elevations plan.

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 M. Feeney, P.E.; Beals and Thomas, Inc.  
Mark L. Donahue, Esquire; Fletcher Tilton P.C.  
Todd Brodeur; Fletcher Tilton P.C.  
Zachary Zweifler; Scannell Properties  
Art Allen; EcoTec, Inc.