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October 19, 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:

- Correspondence from Beals + Thomas to Sutton Planning Board dated October 5, 2022 RE: Response to Comments, Lackey Dam Logistics Center, 3 Lackey Dam Road, Sutton, Massachusetts, B+T Project No. 3077.06.
- Memorandum from VHB to the Sutton Planning & Economic Development Director dated October 5, 2022 RE: Lackey Dam Road Logistics Center, Responses to Transportation Peer Review, Comments dated September 8, 2022.
- Sheets C1.1, C1.2, C2.0, C3.0, C4.0, C4.1, C4.2, C5.0, C5.1, C5.2, and C7.1 of plans entitled Lackey Dam Logistics Center, Sutton/Uxbridge, Massachusetts (Worcester County) dated May 16, 2022 and last revised October 5, 2022, prepared by Beals and Thomas, Inc. for US MA Development, LLC. (11 sheets)
- Plan entitled Autoturn Exhibit, Lackey Dam Logistics Center dated September 30, 2022. (1 sheet)

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 letters dated July 7, 2022 and September 28, 2022. For clarity, comments from our previous letters are *italicized* and our comments to the design engineer's responses are depicted in **bold**. For brevity, comments previously addressed by the design engineer and acknowledged as such by GEI have been omitted. 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.**

### **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.*
7. *Sheet C5.0 needs to be revised to reflect the latest drainage system design information shown on Sheet C1.2.*

*July 7, 2022:*

*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.*

**Acknowledged. Sheets C1.2 and C5.0 through C5.2 were revised to show consistent rim elevations.**

### **General Engineering Comments**

**Comment was previously addressed and acknowledged as such.**

### **General Comments**

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.  
Acknowledged. Sheet C4.0 was revised to show two light poles along the emergency access driveway, which corresponds with the photometric plan.*
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.  
Acknowledged. Sheet C7.1 was revised to include a construction detail for the stormwater diversion swale.*

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