

Andrea M. Mattei  
21 Golf Ridge Drive  
Sutton, MA 01590

Ms. Jennifer Hager  
Planning & Economic Development Director  
Town Hall  
4 Uxbridge Road  
Sutton, MA 01590


Re: 40 and 42 Unified Parkway  
July 11, 2022 Meeting Materials

Dear Jen –

With appreciation for the time and focus of the Sutton Planning Board on the referenced project, three questions with respect to tonight's hearing after review of the posted materials –

1. Please call out in the documents the references to (i) the final total number of truck bays to be constructed at each of 40 Unified Parkway and 42 Unified Parkway identified and shown; (ii) the projected number of turns (load and unload) at each bay, per 24 hour period, estimated for purposes of calculating the number of truck trips; and (iii) where this specific information is applied in the traffic analysis and revised VHB memorandum dated July 1, 2022?
2. If the Town of Sutton finds that Unified Way at Boston Road is best served by the installation of a traffic light and a crosswalk or lighting, or other changes to the intersection and access (given that this parcel is a private subdivision), will those future changes and resulting costs be borne by the owners of the subdivision as a condition to this site plan approval?
3. What conditions and agreements are expected to be included in the site plan approval and will these conditions and agreements be publicly discussed and reviewed prior to implementation? How will these future development covenants be memorialized?

Thank you,

A handwritten signature in blue ink that reads "Andrea M. Mattei". The signature is written in a cursive style and is positioned above a light blue horizontal line.

Andrea M. Mattei