

SUTTON PLANNING BOARD

Meeting Minutes

June 13, 2022

Approved _____

*Note- This meeting was held in person and remotely via Zoom in accordance with recently enacted legislation. The Chair read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: M. Gagan, R. Largess Jr., W. Baker, W. Talcott, E. McCallum (Associate)

Present remotely: None

Absent: S. Paul

Staff: J. Hager, Planning & Economic Development Director

E. McCallum acted as a full member in place of S. Paul.

Public Hearing (Cont. from 5/10/22) 61 Duval Road – Definitive Residential Subdivision

It was noted S. Paul will not be able to vote on this matter if new testimony is heard this evening. Mr. Paul has missed one night of this hearing, and filed a certificate of viewing for the missed meeting, however, you may not miss more than this and still be eligible to vote. Additionally, E. McCallum isn't eligible as she wasn't a member when the hearing started. The applicant was asked if they wanted to continue without testimony of if they were comfortable proceeding with a maximum of 4 members eligible to vote on this project. They agreed they are good with only 4 members.

Wayne Belec of LDC Design reviewed issues addressed and tasks accomplished since the last meeting per the attached presentation. He added they are also willing to work with the residents across from the entrance to mitigate any headlight glare to their homes.

He also reviewed the one previous waiver and two additional waivers they are requesting as follows:

4.D.1. & 5.B. – Waive underground fire cisterns in lieu of providing individual fire suppression systems at each home. The Fire Chief has reviewed and agrees with this request as long as all homes in the subdivision have suppression systems including those in Douglas.

4.B.2.b. Waiver 4' of cover over drainage pipes to allow 3.3' of cover for a limited section of pipe per the plans dated 5/27/2022.

Motion: To grant the waivers requested from Sections 4.D.1 & 5.B. and 4.B.2.b. to allow individual fire suppression on all homes, 3.3' of cover on a limited section of drain pipe as these waivers were agreed to by the appropriate authorities, R. Largess Jr.

2nd: W. Talcott

Vote: 4-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye

5.k. – Waiver to allow a 2:1 slope with stabilization instead of a 3:1 slope. As Graves Engineering hasn't weighed in on this waiver request it was tabled to a future meeting.

Motion: To continue the public hearing to June 27th at 7:30 PM,

2nd: W. Baker

Vote: 4-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye

*Form A – 77/81 Purgatory Road heard and voted here – see motion below.

Public Hearing (New) – Lackey Dam Logistics Center - 3 Lackey Dam

W. Baker read the hearing notice as it appeared in The Chronicle.

Attorney Todd Brodeur of Fletcher Tilton was present on behalf of applicant US MA Development LLC. He introduced the project team as follows:

Daniel Feeney, Civil P.E., Beals & Thomas

Vinod Kalikiri, Transportation Engineer, Vanasse Hangen Brustlin (VHB)

Leo Leighton, Project Manager US MA Development LLC

He added they have a sound consultant who could not be present due to Covid. He will deliver a full report at the next meeting.

The project team reviewed the attached slide deck.

T. Brodeur overviewed the project stating it consists of a 212,350 s.f. warehouse with distribution at 3 Lackey Dam Road. The entrance will be just over the town line in Uxbridge where there is an existing home at 100 Lackey Dam Road. The site is approximately 45 acres, 88% is in Sutton and the remainder is in Uxbridge. The entire structure will be in Sutton. Fiscal impact numbers estimated a \$33 million investment with an estimated real estate tax revenue of around \$500k. The estimated number of new jobs is between 110-130. There is no named tenant. The project is in the Office Light Industrial (OLI) district in Sutton and the Multi-Town Mixed Commerce (MTMC) district in Uxbridge. They will be requesting Site Plan approval in Uxbridge and a Use Special Permit, Height Special Permit, Site Plan Approval, and an Earth Removal Exemption in Sutton. This is not a fulfillment center with vans. It is a tractor trailer based warehouse/distribution.

D. Feeney, P.E. reviewed the site plan. The building layout meets all dimensional regulations other than height. Access will be via Lackey Dam Road just over the town line in Uxbridge. There is a second means of access, emergency access only, off Oakhurst Road which will be gated. They have tried to preserve as much vegetation as possible and oriented the building to buffer loading docks from residential uses essentially with the building. They plan 109 employee parking spaces with the ability to build another 71 spaces (land-banked) east of the building, North of the building 48 tractor trailer parking spaces are proposed. Wetlands fill the northeast corner of the site and flank the south side of the site. They will need to do some filling of the northeast wetlands and will be filing with the Conservation Commission. A sound study has been completed and various sound walls have been planned for the site. They have not exceeded sound requirements for stationery sources, only for mobile sources which are not regulated. They meet and greatly exceed the zoning district 100' buffer at all points. The low points of the site are the wetlands. The high point is at the emergency access off Oakhurst Road. Some cuts will require retaining walls. Building elevation is proposed at 356' to try to get the site to drain properly, discharging to basins and then to the wetlands. Even with balancing cuts and fills, they will likely need to unsuitable fill from the site. Stormwater systems mimics existing drainage patterns and mitigate runoff volumes and velocities to avoid flooding. They intend to extend water from Whitinsville Water which will be looped per the request of WWD through the Oakhurst Road entrance. They have requested to extend down Lackey Dam Road to benefit existing residents as well. They are proposing a septic system farthest to the east as the sewer generation will be less than 2,000 gpd, equivalent to about 4-5 single family homes. The lighting is proposed as 25' poles with dark sky fixtures. Lighting spills off the property only at the entrance as requested by Uxbridge. Proposed architectural elevations feature more doors and windows on the employee entrance side. The main building will be 40' high, but due to the definition of height in Sutton, because the truck docks are 4' below floor level, the building will actually be 44' and then due to roof slope the height may be as much as 47'. They are asking for relief to 50' to provide for some leeway.

Renderings were shown including view shed renderings from entrance points.

V. Kalikiri of VHB overviewed the traffic study. Approximately 5,000 vehicles per day (vpd) currently travel on Lackey Dam Road and 43,000 vpd travel on Route 146. They have considered not only the current conditions but have obtained information from area towns about future development to more accurately determine future conditions. They have otherwise followed the State and Federal guidelines and Institute of Traffic (ITE) methodology to calculate projected traffic. They estimate 193 vehicle trips per day in and the same number out. Approximately on third, or 64 each way are anticipated to be tractor trailers and the rest will be employees. All trucks will be directed to use Route 146, so none will be coming from the north over local roadways. Employee trips will not be restricted. Therefore 100% of trucks will come and go from the Lackey Dam exit/entrance to Route 146 and approximately 75% of employees would be coming from Route 146 at two different exits and the rest would travel over local streets. Study intersections were reviewed and J. Hager requested Main Street and Lasalle Road also be evaluated. Mr. Kalikiri noted at the neighborhood meeting concerns were expressed about the capacity of the intersection of Lackey Dam and Oakhurst Road. He showed there isn't enough room for tractor trailers to make this turn from Oakhurst to Lackey Dam without going off the right side of the road, which will make this route very difficult. M. Gagan asked what a truck can do if they get here and realize they can't turn right? They can go left and back out to main street or they would have to use the oncoming travel lane. In any case the land owner will restrict their trucks from trying this movement.

T. Brodeur wrapped up noting the peer reviews by the Town's consultants are ongoing and they will respond to them as well as resident comments. They will be solidifying the utility routing with Whitinsville Water, additionally they will be going through the approval process with Uxbridge.

W. Talcott asked for clarification on what additional growth is being considered in the existing report. V. Kalikiri reviewed what developments have been included like Blackstone Logistics and the large warehouse on Gilboa Street.

Marjory Hutnak of 12 Lackey Dam Road provided 18 considerations on behalf of herself and her son Paul who is a civil engineer. She noted she attended the neighborhood meeting and had asked about providing water to residents on Lackey Dam Road. She also wondered if they will repair the road. They also suggested more buffering by moving some site elements. J. Hager noted she had spoken with Whitinsville Water and they automatically require developers to stub out to the property lines of all properties they pass. Additionally, the Highway Department will likely require patching with a curb to curb overlay of the roadway. It is likely a right turn only for trucks will be required.

Christine Watkins of 65 McClellan Road said she attended the Pleasant Valley meeting. She stated she has been reviewing the traffic study and saw some traffic numbers for Central Turnpike. She stated in the 9.2 miles of Route 146 near this project and into Sutton there are projected to be 6 million s.f. of additional development. She stated about 134 more trucks will be heading north and expressed concerns with even this additional amount trucks. She asked at what point would MassDOT look at all these impacts together? J. Hager noted there was a meeting with Town officials at MassDOT earlier in the day, the point of which was to consider the cumulative impacts of area projects that will impact Route 146 and some local roadways. She noted projects that haven't been filed yet can't be considered, but current studies should consider background growth and ensure major projects that are permitted are considered. She noted the Town does what they can to always be proactive when thinking about potential impacts, this is why the Planning Board previously had the Regional Planning Agency do traffic modeling in advance of the Unified property even being purchased.

It is likely the Town will be working with MassDOT to do an in depth study of roadway impacts in the near future similar to the one done before the most recent improvements at the Route 146/Boston Road intersection from 2015. This potential study would encompass Route 146 from Rhode Island north. C. Watkins noted 400+ trucks are already on Central Turnpike she asked if these studies could also consider impacts on Central Turnpike.

J. Hager provided “food for thought” noting Central Turnpike is a 60’ right of way that some want widened and some want reduced to a local only road. She asked who’s responsibility is it to study and formulate plans for what should be done with this roadway? This will be a future question for state and local officials to consider and the “answer” isn’t likely to be easy.

W. Talcott reviewed department comments including Tax Collector, Conservation, Assessors, and Fire Department. He also noted additional comments were received from residents Joseph Azzarone and Evan Cohen. J. Hager stated these comments have been referred to the applicant to answer, are on the website, and have been provided to the Board.

Motion: To continue the public hearing to July 11th at 7:00 PM, W. Baker

2nd: E. McCallum

Vote: 5-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, E. McCallum – aye

Action Items

Form A Plans (*heard and voted just after Duval Road Hearing above)

77 & 81 Purgatory Road – 1 newly configured lot and one non-buildable lot

Motion: To endorse the Form A plan dated 5-18-22, R. Largess Jr.

2nd: W. Baker

Vote: 5-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye,
E. McCallum - aye

32 Boston Road – Site Plan Waiver – small engine shop

Karen and David Alexander were present to ask the Board to waive Site Plan Review and allow them to relocate their small engine shop from Millbury to 32 Boston Road, the former Vinny’s Auto repair shop. They will operate M, T, Th & F from 7-5, Wed from 7-6, and Sat 7-12 and will be open to the public starting each day at 8 AM. They have 4 full time employees and their son works part time in the summer as needed. They will have two company delivery trailers stored at the site. They are busier on good weather days with as many as 10-50 customers in and out per day, and otherwise traffic is pretty minimal.

Motion: To waive site plan review and allow the use of 32 Boston Road as a small engine repair shop with the following conditions: R. Largess Jr.

2nd: W. Talcott

Vote: 5-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, E. McCallum

18 Old Mill Road – Discussion – Lot Division

J. Hager informed the Board that Town Counsel provided input that if 18 Old Mill Road was legal when it was created then they can potentially divide it and perform the land swap they are anticipating to create a new retreat lot. J. Hager noted she wasn’t able to verify its status through basic deed research, so the owners may need to hire the appropriate professional to verify the lots status.

Administrative Items

Motion: To approve the minutes of 5/10/22, W. Baker
2nd: R. Largess Jr.
Vote: 5-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye,
E. McCallum -aye

Motion: To approve the minutes of 5/23/22, R. Largess Jr.
2nd: W. Baker
Vote: 5-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye
E. McCallum -aye

Filings: None.

Site Visit Reports: Unified Parkway and Blackstone Logistics - The Chairman summarized that these reports are from some of the most recent site visits completed by the Town's consulting engineers as they monitor larger construction sites to ensure work being completed is in compliance with plans approved by the Board. Site work is monitored by the consulting engineers and building construction is monitored by the Building Department.

Board Business: None.

Correspondence:

The Board reviewed a conceptual lot division plan from Quinn Engineering for land located at the intersection of Eight Lots and Boston Road which has one existing home. The Board discussed the ability to have frontage along two separate roadways if the frontage is a continuous arc. The majority of the Board noted this has never been allowed and therefore the conceptual configuration may be an issue.

Motion: To adjourn, R. Largess Jr.
2nd: W. Baker
Vote: 5-0-0: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye,
E. McCallum- aye

Adjourned 9:44 PM

Covid Meeting Statement:

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit www.zoom.us/join and enter Meeting ID: **882 9390 4472** Passcode: **872055**. The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.