



40 & 42 Unified Parkway, Sutton, Massachusetts

Site Plan Review & Special Permit Requests
Planning Board Hearing

July 11, 2022

Project Team



☐ Matt Piekarski

Director of Construction & Development, The Kraft Group

☐ David Libardoni

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Principal, Bohler Engineering

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Senior Project Manager, VHB

Agenda

- ❑ MEPA Informational Update
- ❑ Latest Response to Comments
- ❑ Special Permit Request Recap
- ❑ Discussion of Approvals

MEPA Informational Update



☐ Full MEPA Review Is Expected

- ☐ Building 1, Building 2 and Building 3

☐ Phase I - Building 3 Special Review Procedure

- ☐ Advances Building 3 Review
- ☐ Minimal Threshold Impacts
- ☐ Does Not Trigger MassDOT Access Permit
- ☐ EENF to be filed August of 2022

☐ Phase II – Building 1, Building 2

- ☐ Full DEIR/FEIR Process
- ☐ Will Be Inclusive of Building 3 Impacts
- ☐ EENF to be filed August 2022 with ongoing MEPA review through Summer 2023
- ☐ DROD/FROD and Section 61 Findings expected Summer 2023

Latest Response to Comments

☐ Peer Review & Public Comment Responses

☐ Remaining Traffic Comments from Peer Review

- ☐ Filed July 1, 2022
- ☐ Clean Peer Review Letter Received July 7, 2022

☐ Site Plan Sheet Updates Based on Peer Review Comments

- ☐ Filed July 6, 2022
- ☐ Clean Peer Review Letter Received July 7, 2022

☐ Fire Department Apparatus Access Exhibit

- ☐ Exhibit Showing Movements was Filed July 6, 2022
- ☐ Fire Department Acceptance Received July 6, 2022

☐ Sound Study – Truck/Trailer Coupling & Decoupling Overnight

- ☐ New Technical Memo from Tech Environmental
- ☐ Filed July 8, 2022

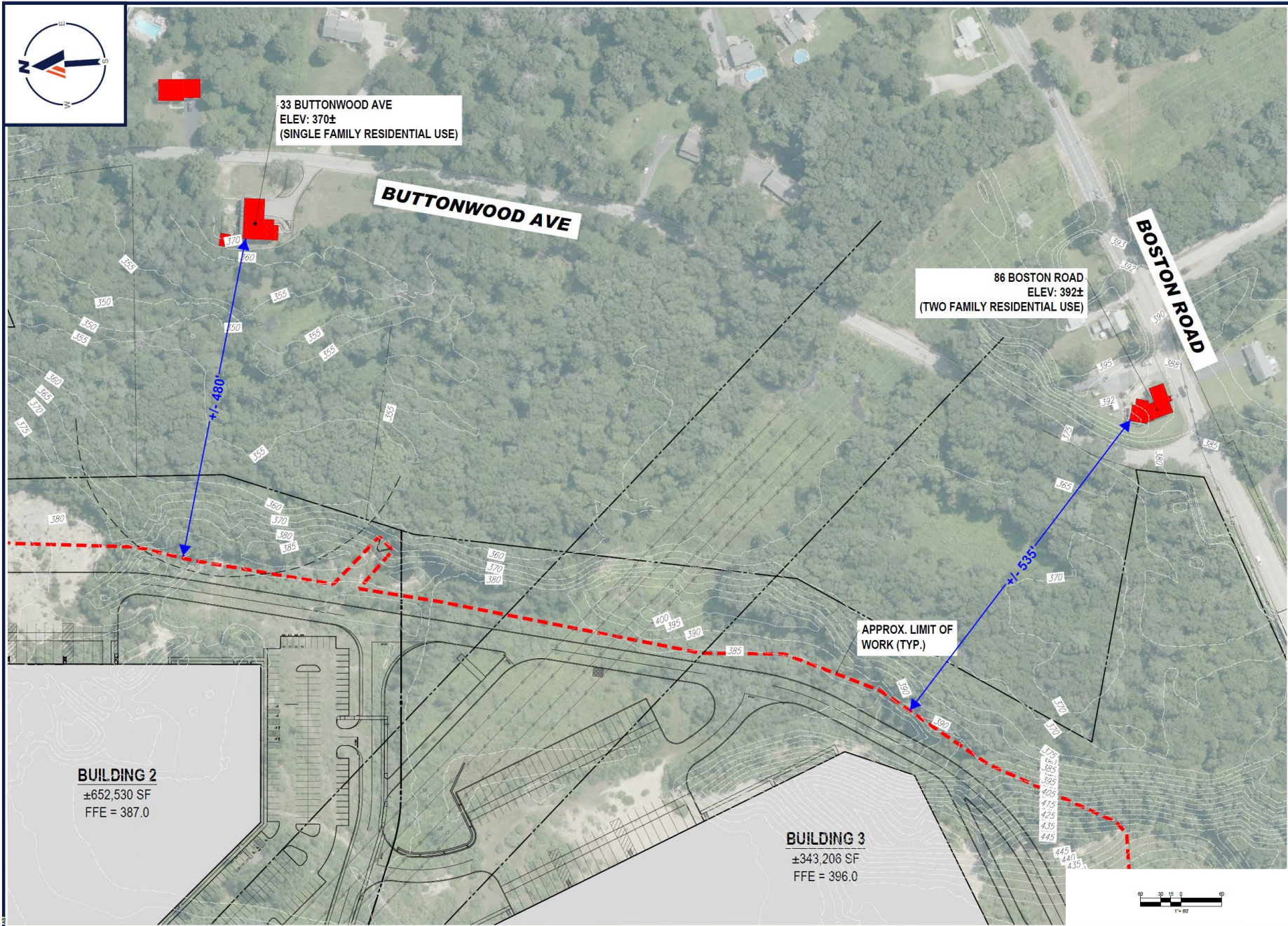
☐ Final Responses to Public Comments

- ☐ Mario Giamei – 86 Boston Road (Filed July 8, 2022)
- ☐ Andrea Mattie – 21 Golf Ridge Drive (Filed July 11, 2022)

Special Permit Request Recap

- ☐ Section III.A – Use Special Permit
 - ☐ Warehouse with Distribution within the OLI District.
- ☐ Section VI.I – Common Driveway Special Permit
 - ☐ Portion of driveway between Buildings 2 and 3.
- ☐ Section V.B – Groundwater Protection District Special Permit
 - ☐ Greater than 2,500 SF of impervious area.
 - ☐ Construction of drainage improvements in the GPD.
- ☐ Section III.B – Height Special Permit
 - ☐ Building height in excess of 35-feet within the OLI District.
 - ☐ 45-Foot Building Height has been requested for both Buildings 2 and 3.
 - ☐ Sight Line Concerns.

Building Height & Abutting Property Sight Lines



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REVISIONS			
REV	DATE	COMMENT	DESIGNED BY

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PERMIT SET

PROJECT No.: W21141
DRAWN BY: AJS
CHECKED BY: KJ/AM
DATE: 07/11/2022
CAD ID: W21141-CVL-1_2022-07-11

PROPOSED SITE
PLAN DOCUMENTS

FOR

UNIFIED2
GLOBAL PACKAGING GROUP

PROPOSED
INDUSTRIAL DEVELOPMENT
UNIFIED PARKWAY
TOWN OF SUTTON
WORCESTER COUNTY,
MASSACHUSETTS

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SHEET TITLE:
**BUILDING
HEIGHT
EXHIBIT**

SHEET NUMBER:
ORIG. DATE: 07/11/2022



Discussion of Approvals