



ISO 9001 REGISTERED

September 23, 2022

Delivered By Hand Delivery

Town of Sutton Planning Board
Town Hall
4 Uxbridge Road
Sutton, MA 01590

Attn: Jennifer Hager, Planning & Economic Development Director

RE: UGPG RE Sutton LLC – Modification to Approved Site Plans
40 & 42 Unified Parkway

Dear Director Hager and Members of the Planning Board:

Please find enclosed a modified set of Site Plans and various Exhibits for the recently approved 40 and 42 Unified Parkway. As was previously discussed, we are requesting your determination pursuant to Section IV.C.7.b of the Sutton Zoning Bylaw that the modifications shown in these modified Site Plans do not warrant additional consideration at a public hearing. As discussed below, the modifications address a minor shift in the Building 3 location due to an error in the depicted National Grid easement.

By way of background, through an ongoing review process that started in February of this year with National Grid, it has recently been brought to our attention that a portion of the existing 250-foot-wide transmission line easement that traverses 40 and 42 Unified Parkway (Lot 3 and Lot 2 respectively) was incorrectly depicted on the recently approved Site Plans for Buildings 2 and 3. National Grid noted that the easement was actually 30-feet west of the current location, and as such, the corner of Building 3 was within their easement. The easement prohibits permanent structures within the easement area.

The easement, which was established in the early 1930s, has been documented at different points in time through certain recorded "plans of land" for parcels that formally comprised the Aggregate and Worcester Sand & Gravel parcels. These recorded plans were used by WSP to depict the easement as shown on the approved plans. The easement location was further confirmed through the 2018 survey information provided by Andrews Engineering, on behalf of Aggregate as well as available GIS resources.

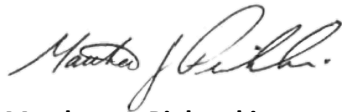
Nevertheless, we asked WSP to work directly with the survey department at National Grid to resolve this potential conflict. WSP reported back to us that National Grid provided historical plans that were never recorded with the Worcester Registry of Deeds that show the easement 30-feet west of what WSP initially depicted. After further discussions and analysis, WSP concluded earlier this month that with the unrecorded plans NGRID provided, the easement is likely as NGRID suggested.

With the revised and confirmed easement location, Bohler Engineering went back to the approved Site Plans for Building 3 and adjusted the site layout 30-feet to the west, to avoid the easement. There are basically no programmatic changes to the site design, except for the truck circulation on the westside of Building 3. Because of the building shift, Bohler needed to shift the truck roadway access to the west side of the two transmission line structures adjacent to the building. Beyond this minor change, the overall site grading and building floor elevations will remain as previously approved. Some of the stormwater management design on the west side of the building, along with ancillary lighting and landscaping features were adjusted, but the overall design is consistent with the approved plans and the net impacts will be the same as what was already peer reviewed and approved. In addition, this minor shift in the building location will not impact the approved Special Permits issued for Height, Use, Common Driveway, or the Groundwater Protection District.

At your request, we are transmitting these same plans to Graves Engineering for a peer review of the modifications. Based on preliminary conversations with Jeff Walsh, it would appear the changes, which at first blush may appear large due to the size of the project, are small and insignificant in nature from a design perspective and consistent with Section IV.C.7.b of the Bylaw – it is a 30-foot shift in improvements on a 37± acre site. Nevertheless, we will await Graves' formal review and comments and will respond as needed.

Unified is available to discuss these changes and any questions you may have.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Matthew J. Piekarski".

Matthew J. Piekarski
Director of Construction & Development
The Kraft Group LLC
(on behalf of UGPG RE Sutton LLC)

cc: Jeff Walsh, Graves Engineering