



Town of Sutton
Planning Department
4 Uxbridge Road
Sutton, Massachusetts 01590
508-865-8729
<https://www.suttonma.org/planning-board>

APPLICATION FOR SITE PLAN APPROVAL (IV.C.)

APPLICANT & PROPERTY OWNER INFORMATION

NAME UGPG RE SUTTON LLC

STREET 223 Worcester Providence Turnpike CITY/TOWN Sutton

STATE MA ZIP 01590 PHONE 508-865-1155 EMAIL art.mahassel@ugpg2.com

NAME, ADDRESS & CONTACT INFO OF PROPERTY OWNER (if different from Applicant)

SITE INFORMATION: 40 and 42 Unified Parkway, formerly known as:

STREET AND NUMBER 39, 39R, 47, 49R, 51, 63 Buttonwood Avenue, 7, 11, 14, 26, 34 and 39R Hatchery Drive
53, 71 and 105 Providence Road

ZONING DISTRICT	<u>OLI</u>	ASSESSOR'S MAP	<u>6</u>	LOT #(S)	<u>**</u>	DEED INFO BOOK	<u>63692</u>	PAGE	<u>50</u>
	<u>R-1 (on east side of Cold Spring Brook)</u>						<u>64357</u>		<u>317</u>
LOT SIZE	<u>Lot 2 = 86.84 acres</u>	FRONTAGE	<u>Lot 2 = 3,705.2 ft.</u>		<u>**4, 5, 6, 9, 10, 13, 14, 15, 17</u>		<u>65304</u>		<u>312</u>
	<u>Lot 3 = 37.33 acres</u>		<u>Lot 3 = 1,940.8 ft.</u>		<u>20, 21, 25, 69, 154, 203</u>		<u>66277</u>		<u>112</u>

CURRENT USE Vacant land - former gravel pits and earth removal uses

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed Industrial Development, Unified Parkway, Town of Sutton, Worcester County, Massachusetts

PREPARED BY (name/address/contact info) Bohler - 352 Turnpike Road, Southborough, MA 01772
John Kucich (jkucich@bohlereng.com, 508-480-9900)

DATE PREPARED 3/28/2022 REVISION DATE(S) _____

PROJECT DESCRIPTION (add additional page if needed): Proposed development of two warehouse buildings totaling approximately 995,000 s.f. in the aggregate for the expansion of Unified2 Global Packaging Group's business operations in the Town of Sutton.

See cover letter project narrative provided by Nutter McClennen & Fish LLP

APPLICANT'S SIGNATURE *Arthur Mahassel* DATE 3/29/22

PROPERTY OWNER'S SIGNATURE (if not Applicant) _____ DATE _____



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APPLICATION FOR SPECIAL PERMIT (III.A. OR VI)

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	<u>Lot 3 = 37.33 acres</u>		<u>Lot 3 = 1,940.8 ft.</u>		<u>20, 21, 25, 69, 154, 203</u>		<u>66277</u>		<u>112</u>
CURRENT USE	<u>Vacant land - former gravel pits and earth removal uses</u>								

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed Industrial Development, Unified Parkway, Town of Sutton, Worcester County, Massachusetts

PREPARED BY (name/address/contact info) Bohler - 352 Turnpike Road, Southborough, MA 01772
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APPLICABLE SPECIAL PERMIT SECTION (Select from III.A. Use Table or VI.) III.A Use Table - Section F (Warehouse with Distribution and Manufacturing)
V.B.6.c.6 - Groundwater Protection District
(>2,500 s.f. impervious areas and drainage improvements)
III.B.3, Table 3 - Height above 35' in OLI District
VI.I - Common Driveway

ATTACH PROJECT DESCRIPTION

See cover letter narrative provided by Nutter McClennen & Fish LLP

APPLICANT'S SIGNATURE 

DATE 3/29/22

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DATE _____



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**APPLICATION FOR SCENIC ROAD ALTERATION (MGL c. 40 §15C)
& APPLICATION FOR PUBLIC SHADE TREE (MGL. c. 87 §3) (when applicable)**

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SITE INFORMATION:

40 and 42 Unified Parkway, formerly known as:

STREET AND NUMBER 105 Providence Road

ASSESSOR'S MAP 6 LOT #(S) 25 DEED INFO BOOK 63692 PAGE 50

PROJECT INFORMATION:

PROVIDE THE FOLLOWING INFO:

- ☒ Alteration to stone wall
☒ Alteration to public shade tree

- ☒ Picture of walls and/or trees to be altered
☒ Map of location of wall alterations with dimensions
☒ Map of location of trees to be altered with dbh size
☐ Sketch/photo of proposed type/style of wall alterations

PROJECT DESCRIPTION (add additional page if needed): Alteration of intersection of Boston Road and Unified Parkway, a
a new subdivision roadway approved pursuant to Certificate of Approval of Definitive Subdivision Plan dated January 12, 2022, as
part of the development of Lots 2 and 3 shown on such subdivision plan. See site plan approval and special permit applications for
Lots 2 and 3 submitted concurrently with this application.

APPLICANT'S SIGNATURE 

DATE 3/29/22

PROPERTY OWNER'S SIGNATURE (if not Applicant) _____

DATE _____