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September 28, 2022

120344-17

**Via 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 of Definitive Subdivision Plan and Scenic Road Alteration Application

Dear Director Hager and Members of the Board:

On behalf of UGPG RE Sutton LLC (“UGPG”), we are writing to request a modification of the Definitive Subdivision Plan approved pursuant to the Board’s January 12, 2022 decision regarding UGPG’s proposed subdivision of approximately 440 acres of land in Sutton and Millbury, Massachusetts (the “Property”) into several development parcels and the creation of a 1-mile new subdivision roadway, now known as Unified Parkway. The modified plans and materials submitted herewith relate to the proposed improvements at the intersection of Unified Parkway and Boston Road, as well as certain utility updates to Unified Parkway as shown in the plans (the “Subdivision Modification”). Along with such plans and materials, because Boston Road is a designated scenic road in the Town of Sutton, UGPG is also resubmitting a Scenic Road Alteration Application for such improvements and is requesting the Board’s consent to alter a Scenic Road pursuant to Bylaw 15 of the Town of Sutton General Bylaws (the “Scenic Road Application”).

As you may recall, in connection with the public hearings reviewing UGPG’s site plan approval and special permit applications for the first phase of development on the Property this past spring and summer, there was substantial discussion related to the proposed roadway improvements at the Boston Road and Unified Parkway intersection. In particular, UGPG was asked to study whether the intersection could be redesigned to preserve a 250+ year old Sycamore tree. After further analysis, UGPG indicated that it was committed to preserving the tree and shared conceptual plans showing how the intersection could be modified. The Board supported reviewing these conceptual plans in more detail as part of a future filing and to reconsider UGPG’s Scenic Roadway Alteration Application at that time. UGPG has now completed the full design of the intersection and is requesting the Board’s review and approval.



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In support of the Subdivision Modification and Scenic Road Application, enclosed with this letter are the following application materials:

- Existing Conditions Plan of Land prepared by WSP USA, Inc. (23 sheets) dated September 23, 2022, which were updated in part to show the corrected National Grid transmission power line easement areas;
- Definitive Subdivision Plan of Land prepared by WSP USA, Inc., dated September 28, 2022 (23 sheets), which adjusts the lot lines among Lot 3, Lot 5 and Unified Parkway (i.e., Lot 6) to accommodate the modified Boston Road and Unified Parkway intersection improvements;
- Proposed Roadway Plan prepared by Bohler Engineering (46 sheets) dated September 28, 2022, which were updated to show the modified improvements at the Boston Road and Unified Parkway intersection as well as modified utility locations along Unified Parkway and a modified sewer connection from Providence Road into Unified Parkway;
- Transportation Improvement Plans prepared by VHB (24 sheets) dated September 28, 2022, which detail the proposed improvements at the Boston Road and Unified Parkway intersection;
- Drainage Report Addendum prepared by Bohler Engineering dated September 28, 2022, which includes a supplemental Stormwater Memorandum prepared by VHB dated September 15, 2022 related specifically to the Boston Road improvements;
- Traffic Memorandum dated September 26, 2022, prepared by VHB, which responds to the comments raised by the Board's traffic peer reviewer, Ron Müller & Associates ("RMA") dated July 7, 2022 regarding the Unified Parkway intersections with Boston Road and Providence Road; and
- Town of Sutton Application for Scenic Road Alteration & Application for Public Shade Tree, which includes photographs depicting existing conditions of applicable portions of Boston Road and sketch plans showing the proposed improvements.

Concurrently with this submission, UGPG is delivering a full-size plan set and copy of the Drainage Report Addendum to Graves Engineering, Inc. for the Board's site civil peer review, and PDF copies to RMA for the Board's traffic peer review. In addition, UGPG has submitted its Form D Abutter's List Request to the Town for the Subdivision Modification, which also includes all abutters that are required to be notified of the Scenic Road Application.



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As shown in the Transportation Improvement Plans prepared by VHB, UGPG is proposing to improve Boston Road at its intersection with Unified Parkway and along the portions abutting UGPG's property in a manner that preserves the Sycamore tree. Additionally, the proposed improvements will satisfy the condition set forth in UGPG's recently issued site plan approval to construct a 5' wide sidewalk from Unified Parkway west adjacent to Boston Road along UGPG's entire frontage with Boston Road, separated from the roadway by a minimum 4' wide grass strip where feasible. The proposed sidewalk will extend from the sidewalk along the south side of Unified Parkway and meander around the preserved Sycamore tree before running along Boston Road along UGPG's frontage. Although the improvements along Boston Road will result in the removal of several public shade trees and a small section of stone wall, the aesthetics of Boston Road as a scenic road will still be preserved while also enhancing the public safety of this portion of the roadway at the new intersection with Unified Parkway. The portions of the Property abutting the Boston Road improvement areas will remain undisturbed in their vegetated state, providing a natural forested area running alongside Boston Road consistent with other nearby stretches of the scenic road.

The application includes photographs of the existing condition of Boston Road where the proposed improvements will occur. Unified will provide further context to the Board at the public hearing as to how the existing conditions will change based on the improvements depicted on the plans.

Finally, as shown in the Roadway Plan prepared by Bohler Engineering, certain utilities within Unified Parkway have been relocated based on the actual construction plans for the roadway and as requested by the applicable utility company. The Unified Parkway sewer line connection within Providence Road has also been modified to ensure the connection to the existing sewer manhole in the Vaillancourt parcel (i.e., 60 Providence Road) is within the Town's existing sewer line easement.

We look forward to presenting the Subdivision Modification and Scenic Road Application at the Board's October 24, 2022 hearing date. If you have any questions in the meantime, please do not hesitate to reach out.

Very truly yours,

A handwritten signature in cursive script that reads "David Libardoni". The signature is written in dark ink and is positioned above the printed name.

David A. Libardoni

DAL:  
Enclosures  
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