

Michael Gagan, Chair
Kyle Bergeson, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker
William Talcott, Associate



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508) 865-8729
www.suttonma.org

Jennifer S. Hager,
Planning & Economic Development Director

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Payment of Taxes

The following entity: UGPG RE SUTTON LLC has an application before the Planning Board relative to property located at

51, 53, 71 & 105 Providence Road;
7, 11, 14, 26, & 34 Hatchery Drive;
39, 39R, 47, 49R, 51, & 63 Buttonwood Avenue

Hatchery

Please advise if any taxes are outstanding under these name at these locations.

Please provide information ASAP. Thank you!

The above party _____ Does Does Not currently owe any taxes to the Town of Sutton.

Delinquent taxes are owned on the following property & time period:

Taxes ARE Next DUE 5/1/22 - Nothing Prior Outstanding

Signed: Jessa Lynch, Tax Collector's Office Date: 4/4/22

Tammy Mahoney

From: Jennifer Hager <j.hager@town.sutton.ma.us> on behalf of Jennifer Hager
Sent: Thursday, April 7, 2022 11:54 AM
To: Matt Belsito; Robin Dresser
Cc: Tammy Mahoney
Subject: RE: department comments for UGPG

Perfect thanks!! Jen

From: Matt Belsito [mailto:m.belsito@town.sutton.ma.us]
Sent: Thursday, April 7, 2022 11:39 AM
To: Robin Dresser <rdresser@town.sutton.ma.us>
Cc: Tammy Mahoney <t.mahoney@town.sutton.ma.us>; Jennifer Hager <j.hager@town.sutton.ma.us>
Subject: Re: department comments for UGPG

Robin said it all! Lol.

Thank you, Stay Safe & Healthy!

Matthew R. Belsito
Fire Chief

Sutton Fire Rescue Department
4 Uxbridge Road
Sutton, MA 01590
Phone: 508-865-8737
Cell: 774-276-0137
Fax: 508-865-8738

On Apr 7, 2022, at 10:36 AM, Robin Dresser <rdresser@town.sutton.ma.us> wrote:

Tammy,

I have no comments to add. We continue to have an open dialogue with them. We have no issues with them at this time.

Matt, do you have anything to add?

-Robin

On Mon, Apr 4, 2022 at 1:31 PM Tammy Mahoney <t.mahoney@town.sutton.ma.us> wrote:

Hi All,

Project Review Form - Planning

Applicant Name: UGPG RE SUTTON, LLC

Property Owner's Name: same

Public Meeting Date: April 25, 2022

Location of Project: 51, 53, 71 & 105 Providence Road;
7, 11, 14, 26, & 34 Hatchery Drive;
39, 39R, 47, 49R, 51, & 63 Buttonwood Avenue

Type of Project: Site Plan Review
Use Special Permit – Warehouse with Distribution
Special Permit for Groundwater Protection District
Special Permit – Common Driveway
Scenic Road & Shade Trees

The undersigned has the following comments:

applicant is already in process of filing with
con. com.

Waiting on Review of storm water mgmt.
from GEAVER.

Signature of Respondent: Wm. Wence **Date:** 4/25/2022

Name Printed: Wm. Wence

Department Name: Con Com.

*The Planning Board will take into consideration and recommendations made hereon before taking legal action on the above project. Lack of timely response may be deemed to be approval of a proposal.

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TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

MEMORANDUM

TO: Planning Board

FROM: Jen Hager,
Planning & Economic Development Director *JSH*

DATE: April 22, 2022

RE: Unified 2 & 3 - Providence and Boston Roads

I have reviewed the plan and submittal materials and have the following comments.

General

It's very hard to tell on these plans what will exist post development for ground cover especially considering the location of the power lines and the Wilkinsonville wellhead land. Please provide a color coded over view with at least the following ground cover codes for the entirety of both of the subject lots. Untouched scrub growth low, untouched forested, paved, gravel, manicured grass, wildflower/low growth mix. Please use colors that appropriately represent the different types of ground cover. IE: low scrub growth shouldn't be a vibrant lovely green.

IV.C. - Site Plan Review

- d. Shade adjacent structures so they are more apparent and label with actual land use, IE: single family home, per the regulations.
- f. Waste disposal locations are shown, but please consider if screening is necessary at any of these locations. Please confirm that per your detail sheets all chain link fencing will be black vinyl coated and all guard rail will be timber with a metal W beam.
- g. Provide lighting cut sheets that show actual lighting fixtures including color. For building mounted man-lights, show that a cover is proposed to prevent outward glare.
- h. Monument signage locations are shown, but with no detail. Provide at least the construction detail for the structure on which signage will be installed. If sign content is not ready yet, this can be dealt with through a condition.

k. Is any of the site within a flood plain? Please estimate the cubic yards of required cut and fill and show on an overall site plan with one symbol or color for cut and one for fill.

l. Indicate all areas of the site where changes to natural landscape will occur including the size and type of vegetation where appropriate. Do not use white pines in landscaping, they have limited screening value after 15 years as they lose their understory, detract from the aesthetics, and kill the lawn around them.

n. Indicate traffic flow patterns with arrows on a plan sheet. Feel free to combine with auto turn representation to verify Sutton's largest and/or most difficult to maneuver public safety vehicle(s) can navigate the sites.

o. Insert the information table required by this section on a plan sheet.

q. Adjust parking calculations to account for the s.f. of each structure that is office space. Please at least include some EV employee parking spaces, if not truck ones as well.

IV.A. - Sign Regulations

4.c. – Show required dimension for signage, including the length of the wall on which they are mounted and the sign dimensions.

4.j. – Indicate whether signage is to be illuminated and how.

5.a. – Provide details about sign materials and consider the design guidelines of this section of the bylaws.

IV.B. - Parking Regulations

3. Adjust parking calculations to account for the s.f. of each structure that is office space.

5.c.2. While you have provided a calculation as to the 5% required interior lot landscaping, please show which areas and their individual s.f. you have used to comply with this regulation. Additionally, these areas are meant to provide some shading of parking areas to serve the stated goal of climate relief from broad expanses of parking/pavement. (reducing heat islands)

5.c.3. As noted above providing a perpendicular island down the center of two rows of parking spots easily provides intended shading of parking on either side. If this is proposed to be eliminated, please consider the amount and placement of trees and landscaping to achieve the same purpose.

III.A. 4. Table 1. F.6. & VII.A.2.- Special Permit – Warehouse with Distribution Use

Before acting on this request, the Board must make findings with respect to the following criteria with or without conditions.

1. The appropriateness of the specific site as a location for the use;
2. The adequacy of public sewerage and water systems;
3. The effect of the developed use upon the neighborhood;
4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.

III.B.3. Table 3 – Footnote ** & VII.A.2. - Special Permit – Building Height in Excess of 35'

Before acting on this request, the Board must make findings with respect to the following criteria as they relate to a height increase with or without conditions. IE: Is the specific site appropriate for the use at the requested increased height.

1. The appropriateness of the specific site as a location for the use;
2. The adequacy of public sewerage and water systems;
3. The effect of the developed use upon the neighborhood;

4. Whether there will be undue nuisance or serious hazard to vehicles or pedestrians; and,
5. Whether adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use, structure, or condition.

VI – I - Special Permit Common Driveway

It is difficult to see where the lots lines and common portions of the proposed driveway are located with respect to each other. The length of the common portion of the driveway and the grade are also not apparent. As the bylaws require a plan of the common driveway be recorded with the Special Permit, please provide a one sheet plan no bigger than 11” X 17” that shows this information.

V.B. - Special Permit – Groundwater Protection

6. Please indicate the location of compliant oil, grease and sediment traps, such as Stormceptor units, within the drainage system.

General Bylaw 15 - Scenic Roadway Alteration

The application materials do not contain the required sketches and/or mapping of proposed alterations to the scenic roadway on or within the Towns right of way.

Traffic Study

The directional distribution shows absolutely no projected trips from the project proceeding through the Providence Road/Boston Road intersection either north or south bound which is odd considering it will be just as easy, if not easier, to get to these buildings off Providence Road. This may be because the intersection of Unified Parkway and Providence Road is not included in the study. Please be sure to evaluate this intersection, including crash data, and update the directional distribution and trip projections as appropriate.

Tammy Mahoney

From: Jennifer Hager <j.hager@town.sutton.ma.us> on behalf of Jennifer Hager
Sent: Monday, April 25, 2022 1:18 PM
To: Tammy Mahoney
Subject: Fwd: UGPG LOT 2 & 3 NEW BUILDING SITE PLANS

Hi Tam! Please print these for the members for tonight and add to the online content and meeting file. Thanks!
Jen

Jennifer Hager,
Sutton Planning &
Economic Development Director
508-865-8729

----- Forwarded message -----

From: Knick Nunnemacher <r.nunnemacher@town.sutton.ma.us>
Date: Sat, Apr 23, 2022, 8:06 AM
Subject: UGPG LOT 2 & 3 NEW BUILDING SITE PLANS
To: Jennifer Hager <j.hager@town.sutton.ma.us>
Cc: Joyce Sardagnola <j.sardagnola@town.sutton.ma.us>, Ray Nichols <r.nichols@town.sutton.ma.us>, Linda Hicks <lhicks@town.sutton.ma.us>

My comments on these site plans are that for each lot we are requesting a copy of the as built site plan with:

1. All the exterior dimensions of the buildings to the nearest foot.
2. The typical height of each building to the nearest foot.
3. The area contained by the exterior walls of each building in square feet.
4. The length, type and height of all the fences to the nearest foot.
5. The type and the number of pole mounted area lights.
6. The area of the paved driveways and parking/loading areas on each lot in square feet.
7. The area of wetlands on each lot in acres.

Robert Nunnemacher

Sutton Board of Assessors

4 Uxbridge Rd, Sutton, MA 01590

508-865-8722