

UNIFIED² 40 & 42 Unified Parkway, Sutton, Massachusetts

Site Plan Review, Special Permits & Scenic Road Alterations Planning Board Hearing

Project Team



- Matt Piekarski
 - Director of Construction & Development, The Kraft Group
- David Libardoni
 - Associate, Nutter McClennen & Fish LLP
- ☐ John Kucich, P.E.
 - Principal, Bohler Engineering
- ☐ Vinod Kalikiri, P.E.
 - Senior Project Manager, VHB
- ☐ Christine Champeau, P.E.
 - Assistant Chief Highway Engineer, VHB
- ☐ Kevin Stetson, P.E.
 - Senior Vice President, Sanborn Head & Associates

Agenda



- ☐ Site Wide Development Recap & Update
- ☐ Summary of Permits & Approvals Requested
- ☐ Proposed Development of 40 & 42 Unified Parkway
 - ☐ Architectural Overview
 - ☐ Site Civil Overview
 - ☐ Traffic Study
 - Boston Road Improvements
- ☐ Q&A Session



Matt Piekarski

Director of Construction & Development, The Kraft Group

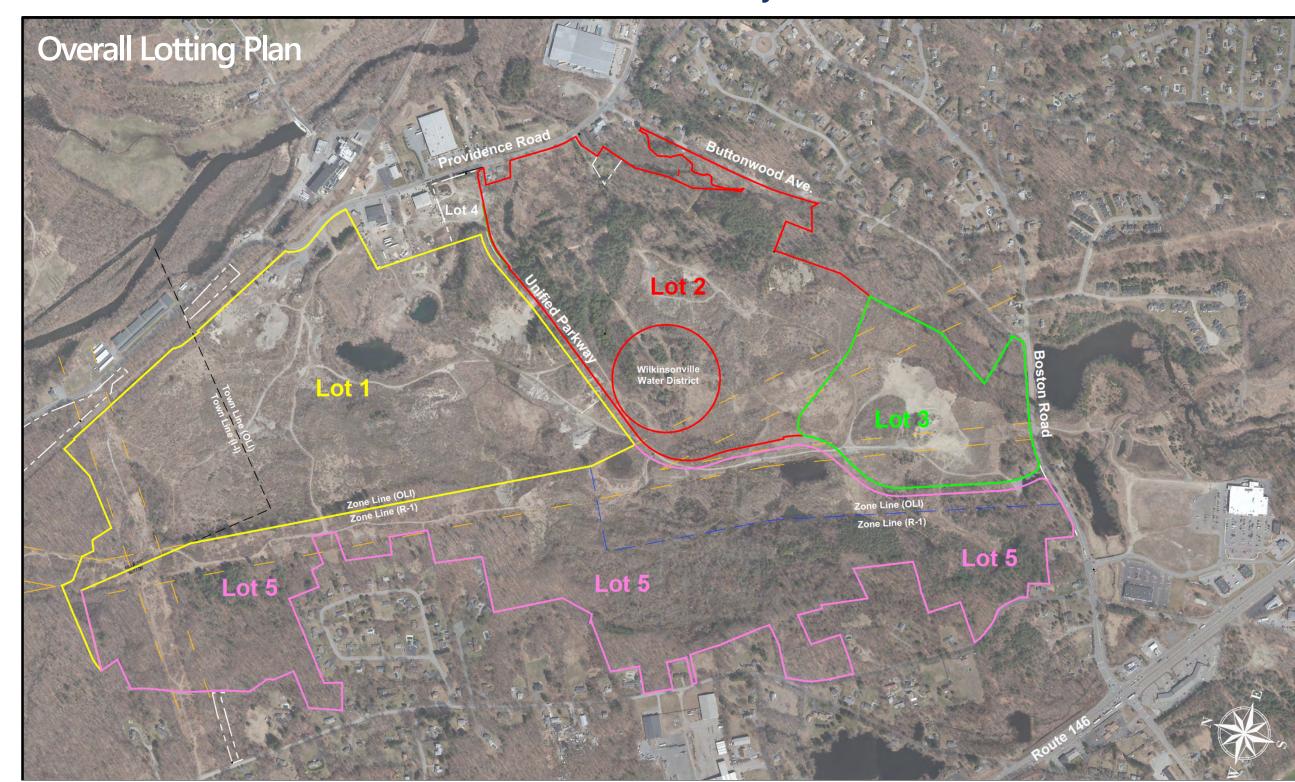


- ☐ April 2021 OOC Issued For Wash Pond Filling & Preliminary Leveling of Site
 - Current Earthwork Related Activities
 - Mitigation OOC for Cold Spring Brook Dam Removal (September of 2022)
 - Relocation of clay-like soils





☐ February 2022 – OOC, Definitive Subdivision of Land & Roadway Issued



UNIFIED2
GLOBAL PACKAGING GROUP

- Unified Parkway Construction
 - □ April of 2022 Summer of 2023
 - Pre-construction meetings
 - Conservation Commission
 - □ Planning Board





- Onsite Material Processing
 - ☐ Unique site with onsite resources
 - ☐ Goal: Balanced site with little to no "imported" earth material
 - Blasting allows us to generate material & level Lot 1 for future development



UNIFIED2
GLOBAL PACKAGING GROUP

- ☐ Pre-Blasting Preparations
 - Meetings & Coordination
 - ☐ Sutton Fire Department
 - Wilkinsonville Water District
 - Building & Planning Departments
 - ☐ Following all applicable laws and best practices
 - Seismic Monitoring
- Communications
 - www.unified2parkwayproject.com
 - Current Blasting Schedule
 - Future Schedule Changes
 - Project Wide Updates



Summary of Permits & Approvals Requested

David Libardoni

Associate, Nutter McClennen & Fish LLP

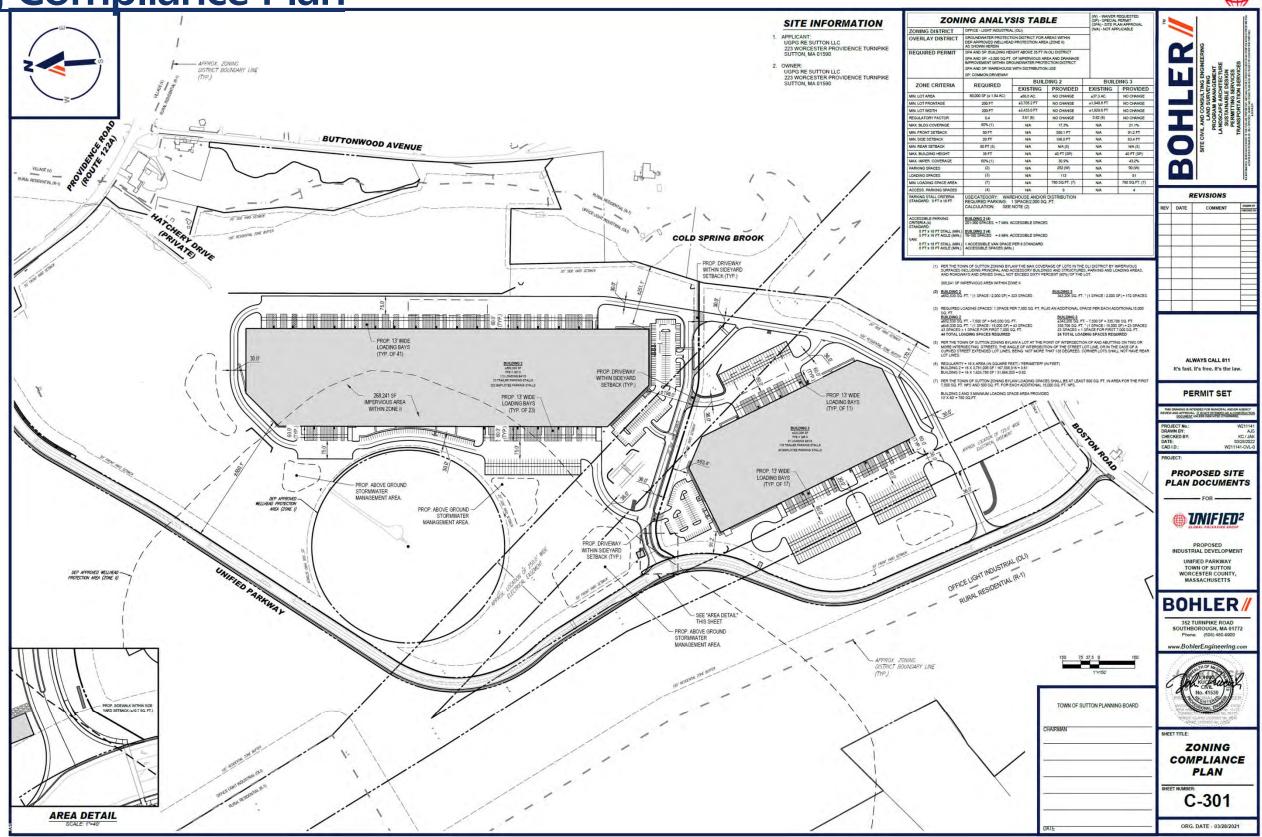
Summary of Permits & Approvals Requested



- ☐ Site Plan Review
- ☐ Special Permits
 - Warehouse with Distribution Use
 - Exceeding 35' Maximum Height in OLI District by 5 Feet
 - ☐ Uses within Groundwater Protection District
 - □ Common Driveway
- ☐ Waivers from Parking, Loading, Driveway and Landscaping Requirements
- Scenic Road Alteration

Zoning Compliance Plan







Architectural Overview

Matt Piekarski

Director of Construction & Development, The Kraft Group

Architectural Overview



- ☐ Architectural Design Intent
 - Corporate Identity
 - ☐ 223 Worcester-Providence Turnpike & Other Unified Facilities
- ☐ Building 2 & 3 Floor Plans
- ☐ Building 2 & 3 Elevations & Perspectives
- ☐ Unified Parkway Drive-By Videos



Building 2 Floor Plan









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UN1F1ED SUTTON, MASSACHUS OVERALL

19,225 S.F. (OFFICE)

OCCUPANT LOAD:

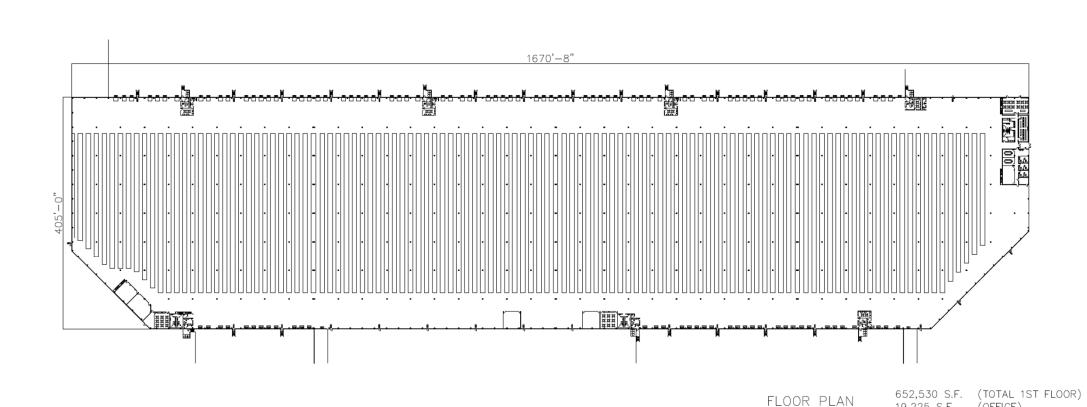
633.305 S.F. (WAREHOUSE)

MAXIMUM SHIFT 50 PEOPLE

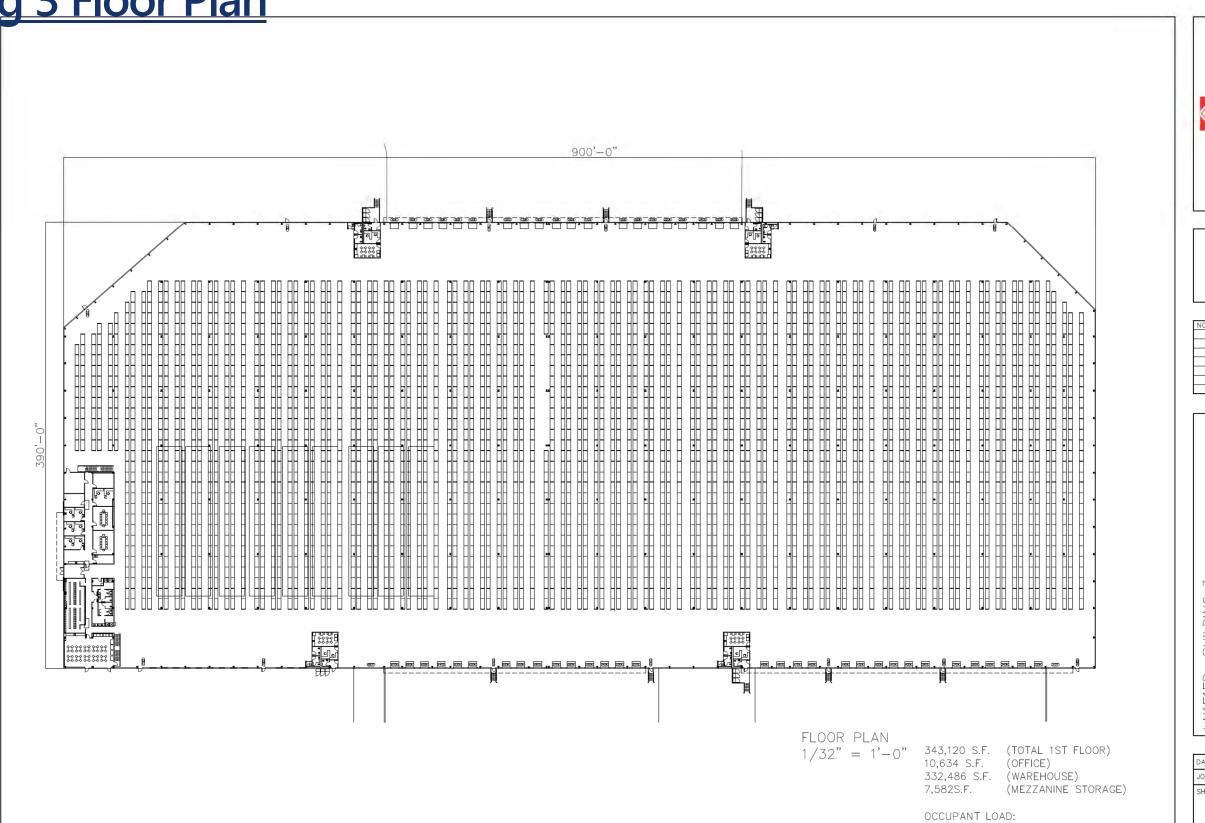
11,530 S.F. (MEZZANINE STORAGE)

1/64" = 1'-0"

DATE: 3/21/22 JOB NO: 21-1325 SHEET NUMBER: A1.0



Building 3 Floor Plan









NO. REVISION

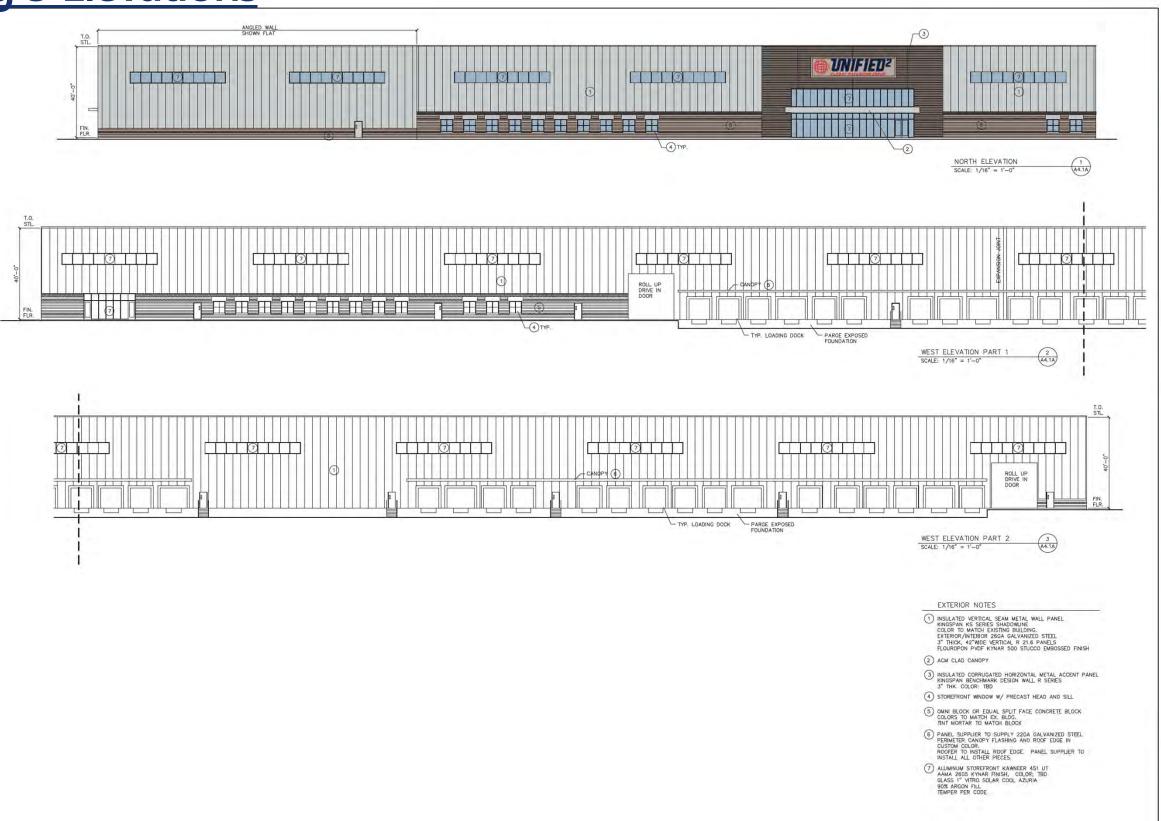
UN1F1ED BUILDING 3
SUTTON, MASSACHUSETTS

OVERALL FLOOR PLAN

DATE: 3/21/22 JOB NO: 21-1329 SHEET NUMBER: A1.0

MAXIMUM SHIFT 50 PEOPLE

Building 3 Elevations

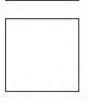




Gregory J. O'Connor Associates, Inc.

ARCHITECTS

339 Main Street - Worscisc, MA 01608 - 569757-1377





UN1F1ED BUILDING 3 sutton, MASSACHUSETTS
ELEVATIONS

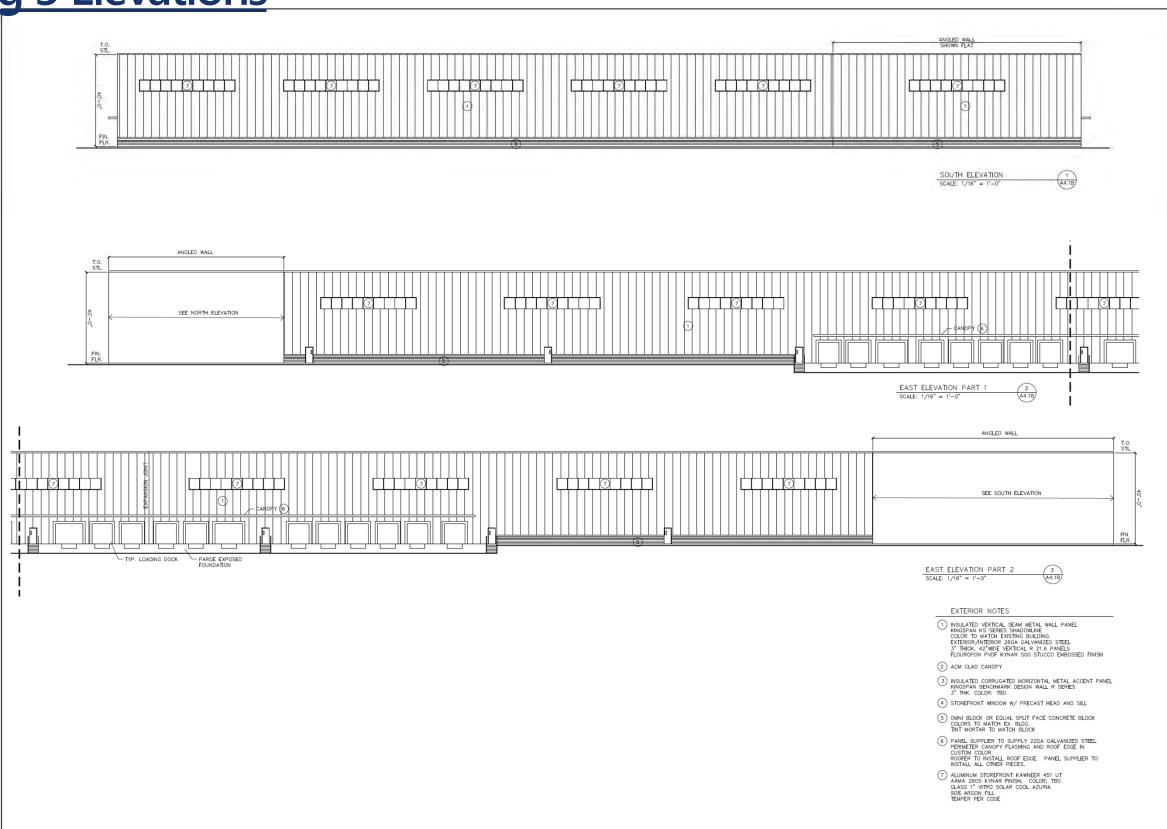
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JOB NO: 21–1329

SHEET NUMBER:

A 4.1 A

Building 3 Elevations









	NO.	REVISION

UN1F1ED BUILDING 3
SUTTON, MASSACHUSETTS
ELEVATIONS

DATE: 3/21/22 JOB NO: 21-1329 SHEET NUMBER: A4.1B

Building 2 & 3 Perspective Views

















Building 2 & 3 Drive-By Video

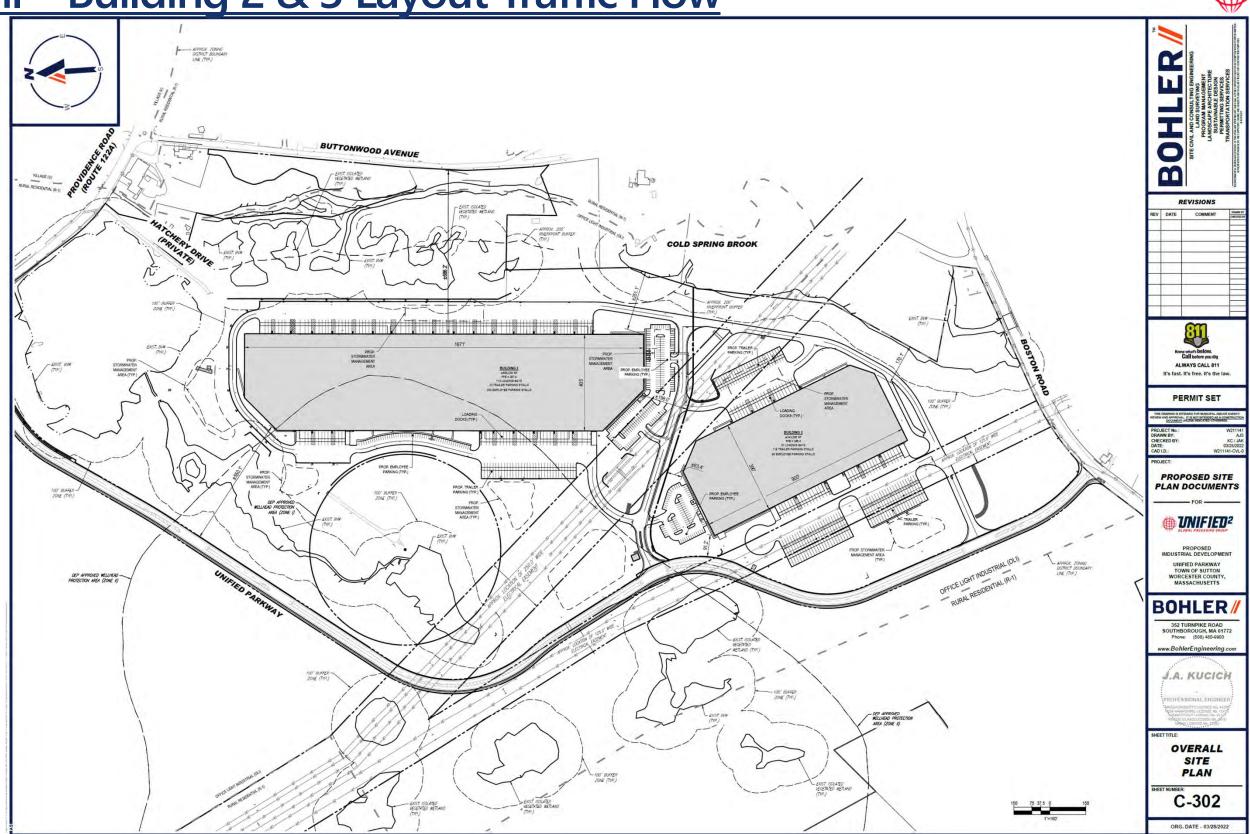


Site Civil Overview

John Kucich, P.E. *Principal*, Bohler Engineering

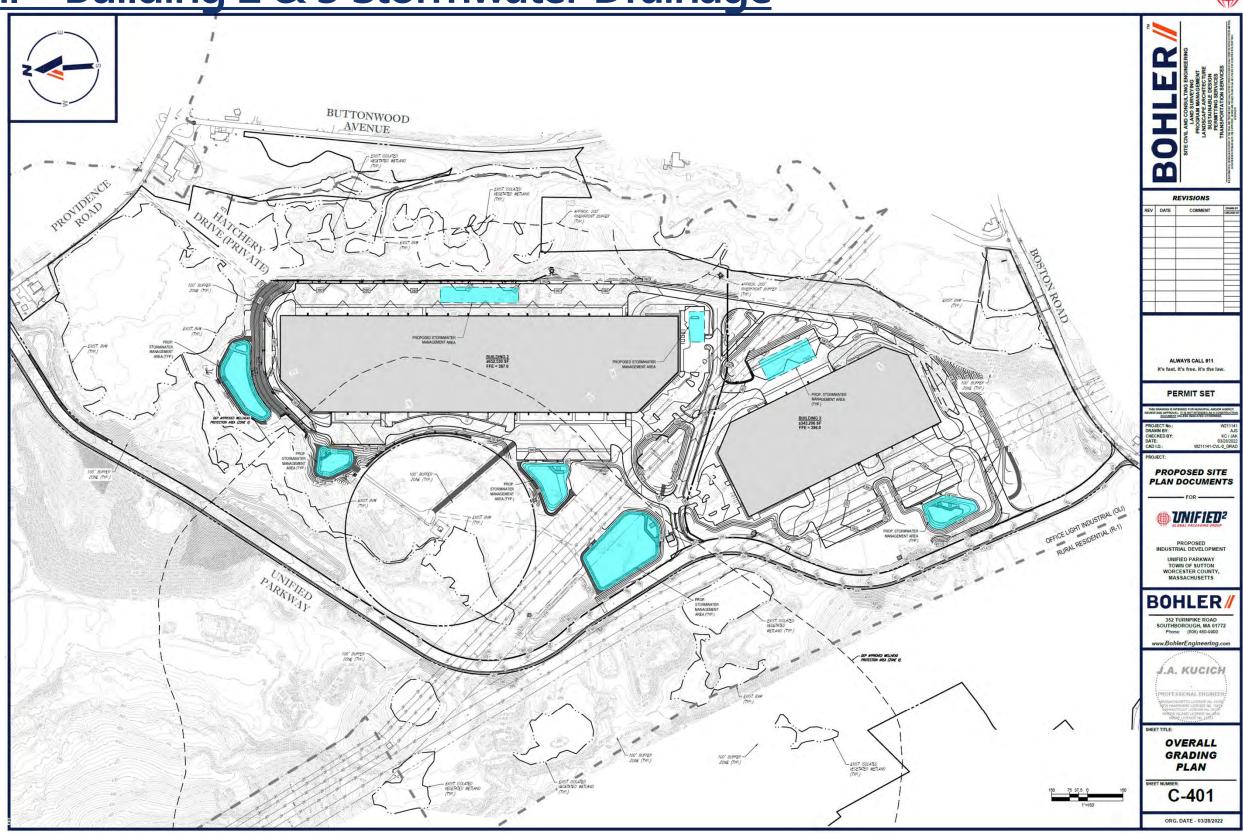
Site Civil – Building 2 & 3 Layout Traffic Flow





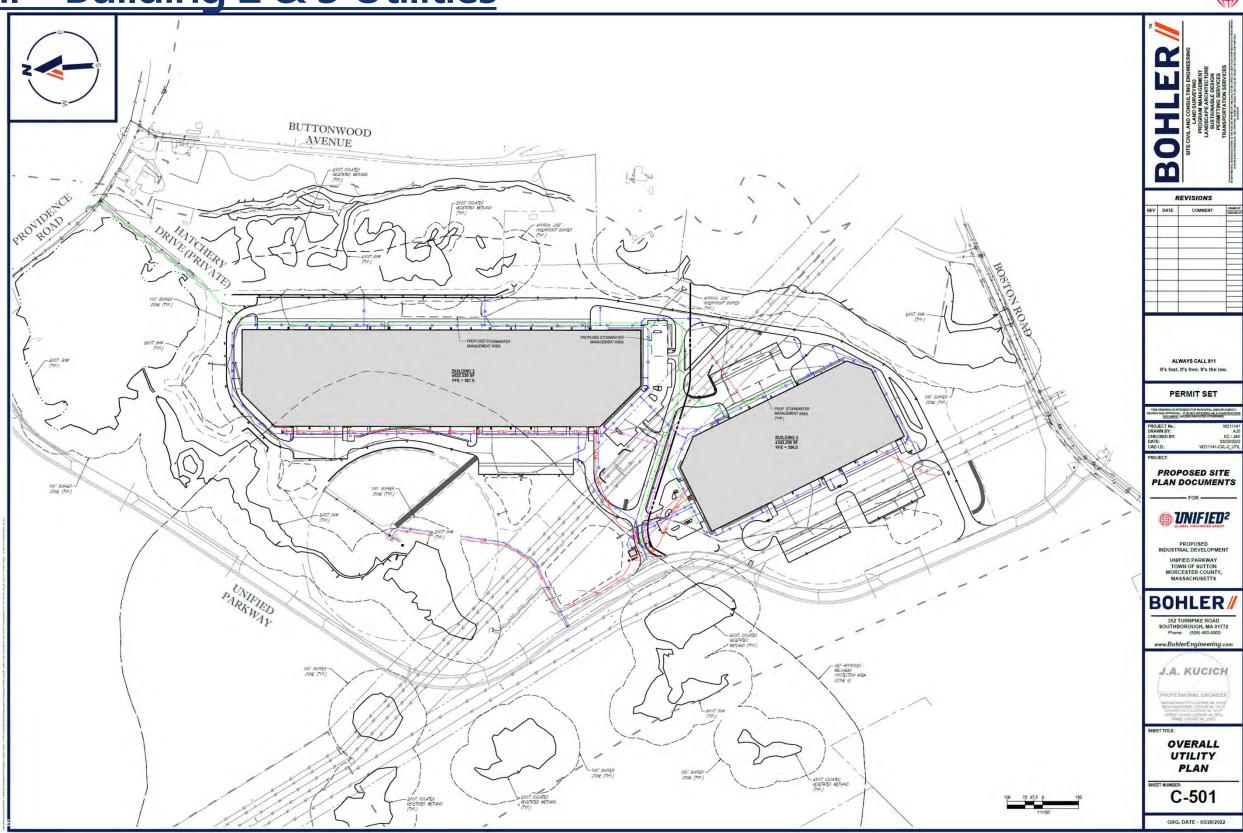
Site Civil – Building 2 & 3 Stormwater Drainage





Site Civil – Building 2 & 3 Utilities







Traffic Study & Boston Road Improvements

Vinod Kalikiri

Senior Project Manager, VHB

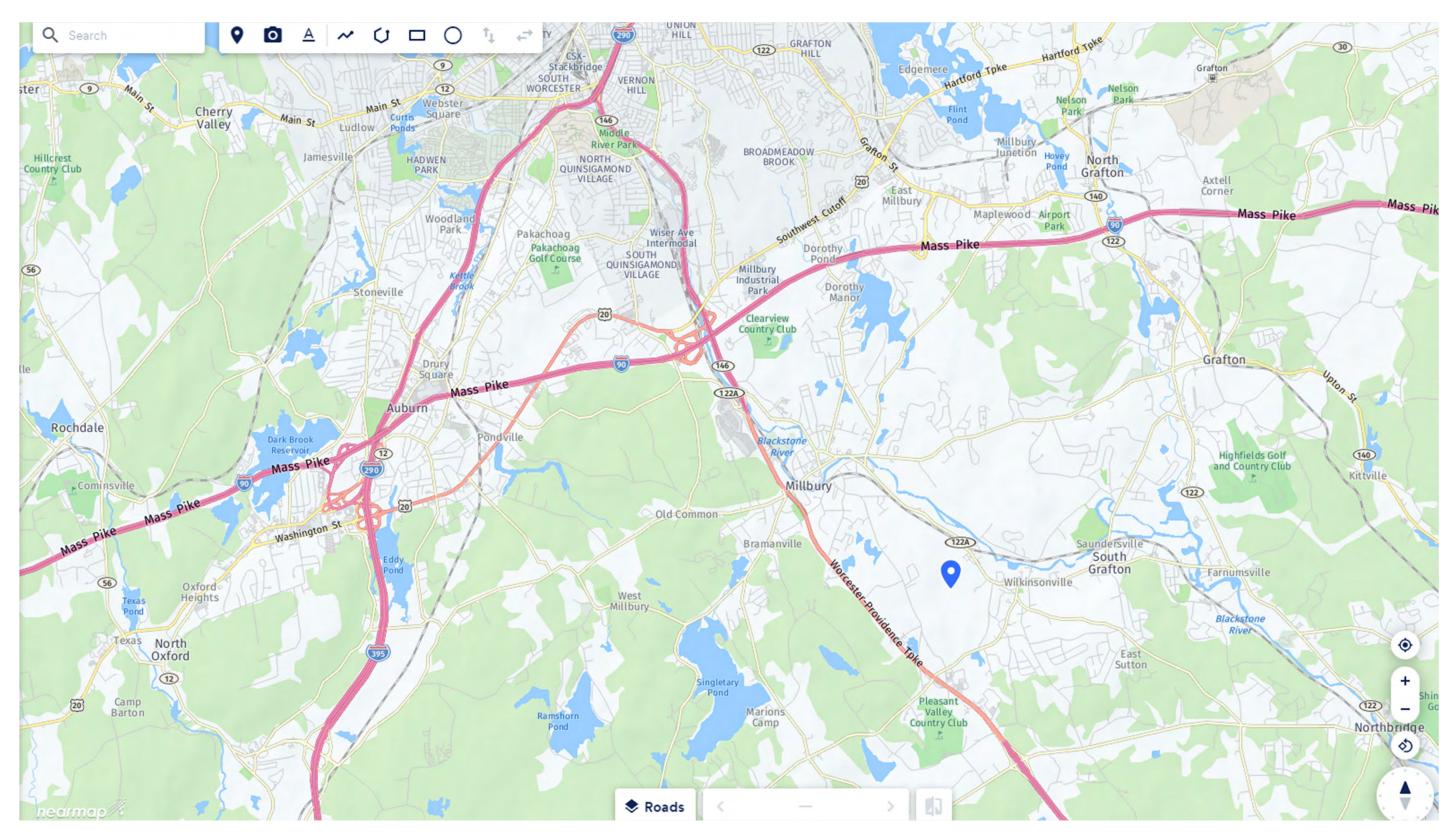
&

Christine Champeau

Assistant Chief Highway Engineer, VHB

Traffic Study – Site Location







Traffic Study Considerations

- ☐ Phased project
- Build upon prior work and data
- Estimate traffic using engineering guidelines as well as local data
- Operational characteristics of the end user for Buildings 2 and 3
- Traffic primarily oriented to Route 146 for regional highway access
- Improvements scaled for future development phase
- ☐ Study focused on Boston Road for current submittal
- ☐ Future studies for full build-out will be reviewed by MassDOT/MEPA

Traffic Study Locations







Traffic Study Methodology

- ☐ Traffic data collection
- Existing conditions analysis
- ☐ Future conditions without Buildings 2 and 3
- ☐ Future conditions with Buildings 2 and 3
- Quantify project impacts
- ☐ Identify potential improvements
- ☐ Scale the improvements to support the full build-out of the project
- ☐ Review by the Town and independent peer review consultant



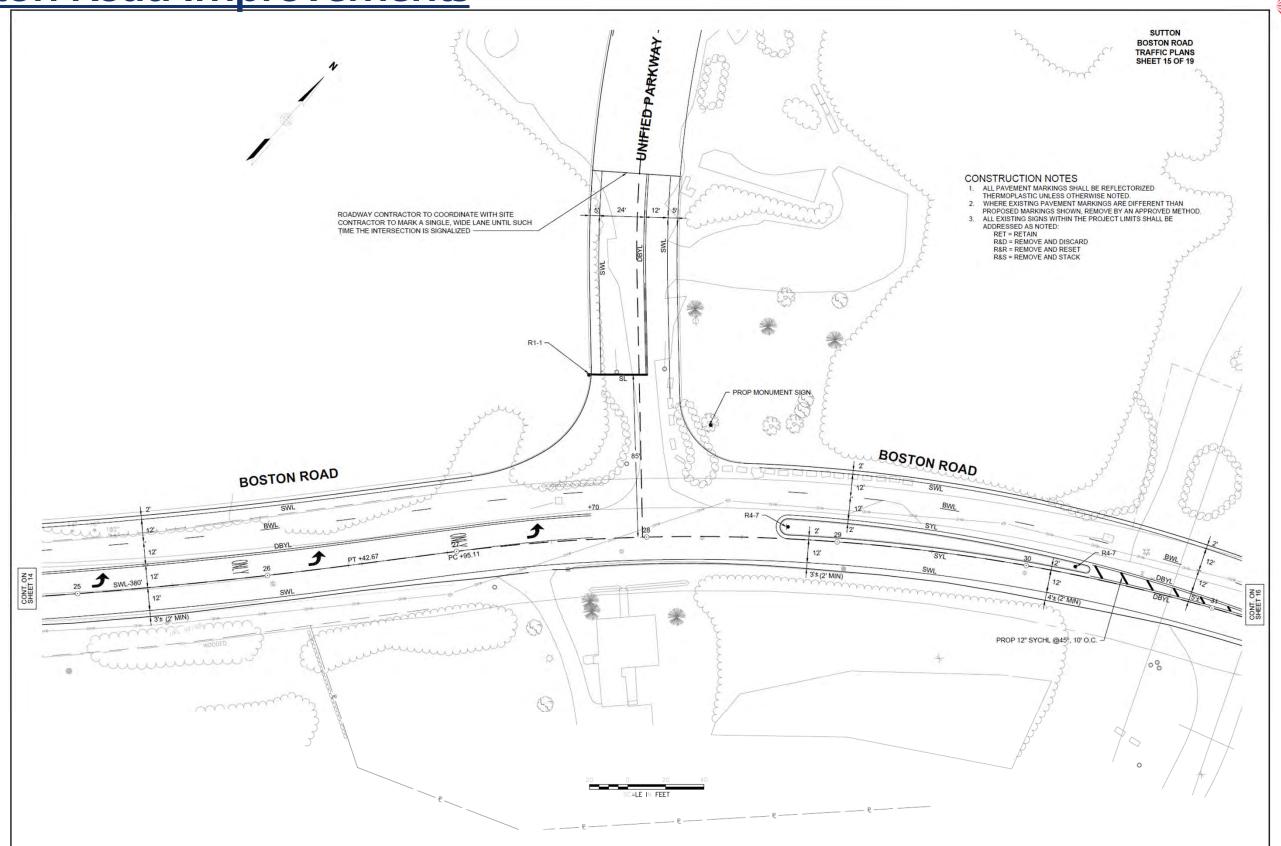
Primary Site Access



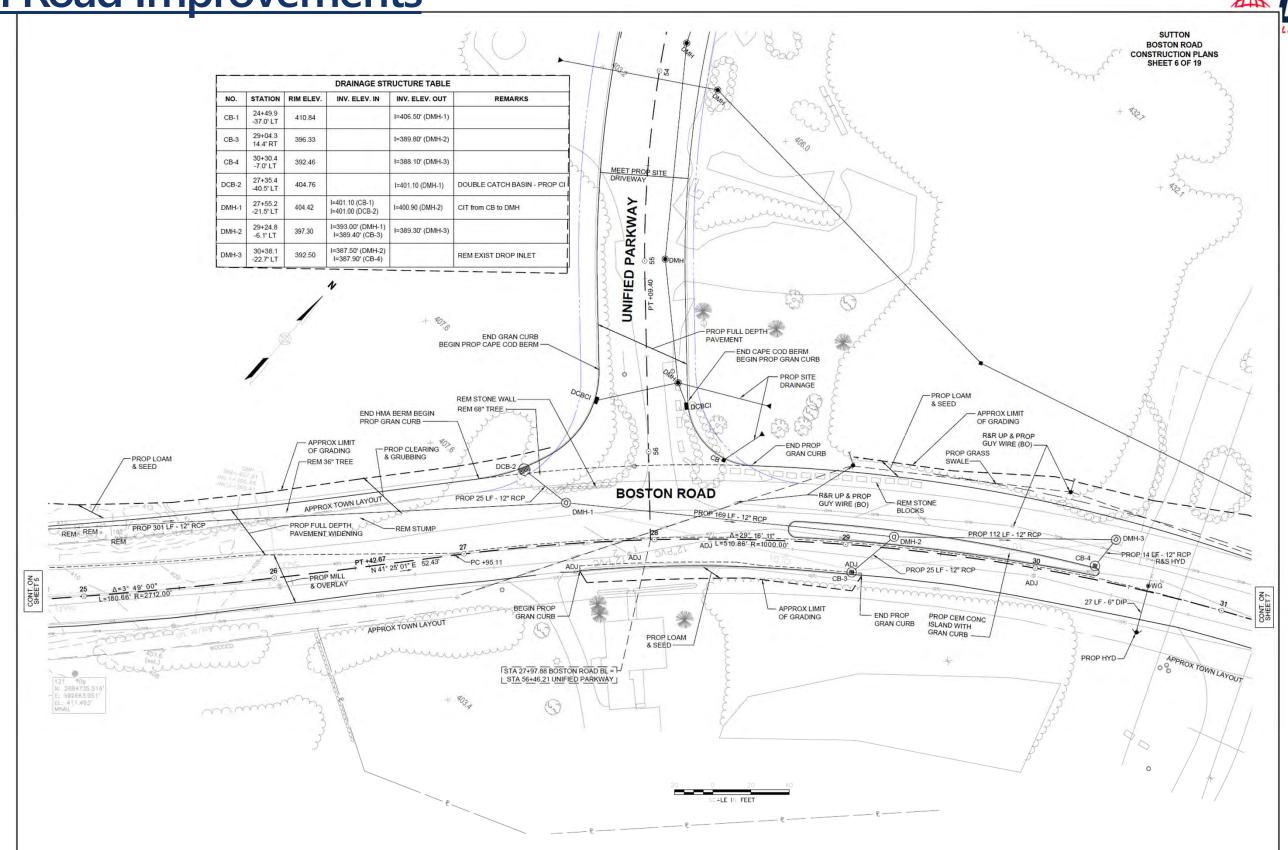


Boston Road Improvements





Boston Road Improvements





Q & A Session