



40 & 42 Unified Parkway, Sutton, Massachusetts

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

May 23, 2022

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

☐ Luke Norton, P.E.

Senior Project Manager, Sanborn Head & Associates

Agenda

- Community Outreach Update
- Comments Received
- Response to Public Comments
 - Scenic Road Alteration Update
 - Community and Fiscal Impact Statement
 - Sound Study
- Q&A Session

Community Outreach

Project Website Update

- Project Website Update
 - www.unified2parkwayproject.com

Project Updates

Site Maps

FAQ's Section

Links to Relevant Sites

- State Fire Marshalls Office
- Sutton Fire Department



LATEST UPDATES



Unified2 to Host Meeting May 25, 2022

May 17, 2022

Dear Town Residents, Unified2 will be hosting a neighborhood meeting for residents to discuss the ongoing site work and blasting at the Unified2 Parkway Project. The meeting will be held on May 25, 2022 at 6PM, at 223 Worcester-Providence Turnpike in Sutton. We hope this will be an informative event where Unified2 can hear

Continue reading →



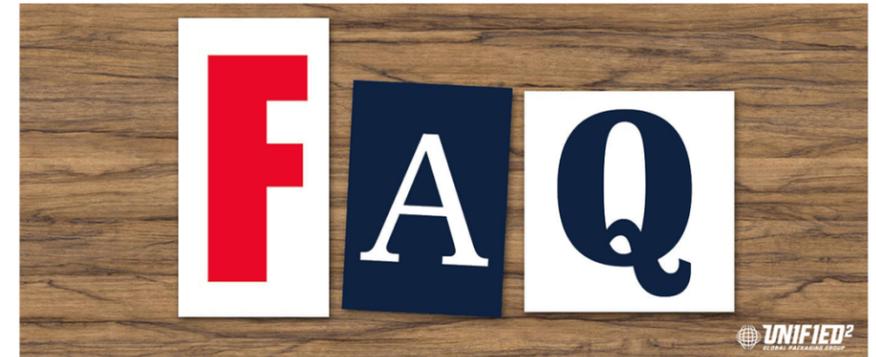
Site Development Update

April 22, 2022

UN1F1ED² Global Packaging Group Sutton Project Update April 2022 This letter is to provide an update on some of the activities happening on the property owned by UGPG RE Sutton LLC, the real estate development affiliate of UN1F1ED² Global Packaging Group ("Unified"). Unified recently acquired over 440 acres of land in Sutton and

Millbury located off

Continue reading →



How big is the Unified site?

The Unified site is over 440 acres of land that spans the Sutton/Millbury Town line. The land within Sutton is either zoned Office Light Industrial (OLI) or Residential. The Existing Conditions & Zoning map provides an overview of the Unified Parcel.

[<<link to Existing Conditions & Zoning map>>](#)

As part of the Definitive Subdivision Approval issued through the Planning Board, the land has been divided into separate parcels based on development plans and existing zoning. The Subdivision Plan Overview map [<<link to Subdivision Plan Overview map>>](#) outlines the overall parcel of land and the associated zoning. Lot 1, Lot 2 and Lot 3 are the three Office Light Industrial zoned parcels that Unified intends to develop with Warehouse with Distribution type uses.

What has been proposed as part of the Unified Parkway Project?

Unified plans to develop three warehouses with distribution buildings on the campus. Building 1, Building 2 and Building 3 will coincide with Lot 1, Lot 2 and Lot 3.

The Overall Site Plan & Unified Parkway [<<link to Overall Site Plan & Unified Parkway map>>](#) shows the general configuration of Unified Parkway connecting Providence Road to Boston Road through the site as well as the three proposed buildings.

What has been approved by the Town so far?

Unified has received several approvals including:

Order of Conditions issued by the Conservation Commission that initiated the infilling of two wash ponds, two small local bylaw jurisdictional isolated wetlands not subject to flooding, and the leveling of the site in preparation for future development.

Order of Condition issued by the Conservation Commission for the removal of a small dilapidated concrete dam located along Cold Spring Brook adjacent to Lot 2 on property owned by the Town of Sutton. This work provides mitigation measures associated with the two isolated local bylaw wetlands that were filled within Lot 1 (noted above).



Community Outreach

❑ Blasting Text Notification Service

- ❑ Available To Everyone
- ❑ Provide Realtime Updates
- ❑ Notification The Morning Of
- ❑ Notification Prior To Blast



❑ Neighborhood Meeting

- ❑ Wednesday May 25, 2022
- ❑ 6:00 PM
- ❑ Unified's Headquarters
223 Worcester-Providence Turnpike

❑ Town Wide Postcard Mailing

- ❑ Received By All Sutton Residents & Businesses This Week
- ❑ Provides Information About Website & Text Notification Service



Comments Received

- Town Department Comments
 - Planning Department
 - Assessors Office
 - Wilkinsonville Water District

- Peer Review Comments
 - Site Civil – Graves Engineering
 - Traffic – Ron Muller & Associates

- April 25th Public Hearing
 - Public Comments Received
 - Additional Written Public Comments

Response to Public Comments



- Scenic Road Alteration Update
- Community and Fiscal Impact Statement
- Sound Study

Response to Public Comments

Scenic Road Alteration Update

- Unified Parkway at Boston Road
- Why We Need To Widen Boston Road
 - ✓ Serve the development traffic
 - ✓ Provide a left turn lane for Project traffic to queue in
 - ✓ Avoids impeding eastbound traffic and backups towards Galaxy Pass
- Widening is only on Unified property
- Widening avoids adjacent wetland resource areas

Scenic Road Alteration Update



Boston Road
Facing Westbound

Photo No. 1

Approximate width of roadway
widening and side slope

Application for Alteration of Scenic Roadway & Application for Public Shade Tree

UGPG RE Sutton LLC
Boston Road Improvements at Proposed Unified Parkway

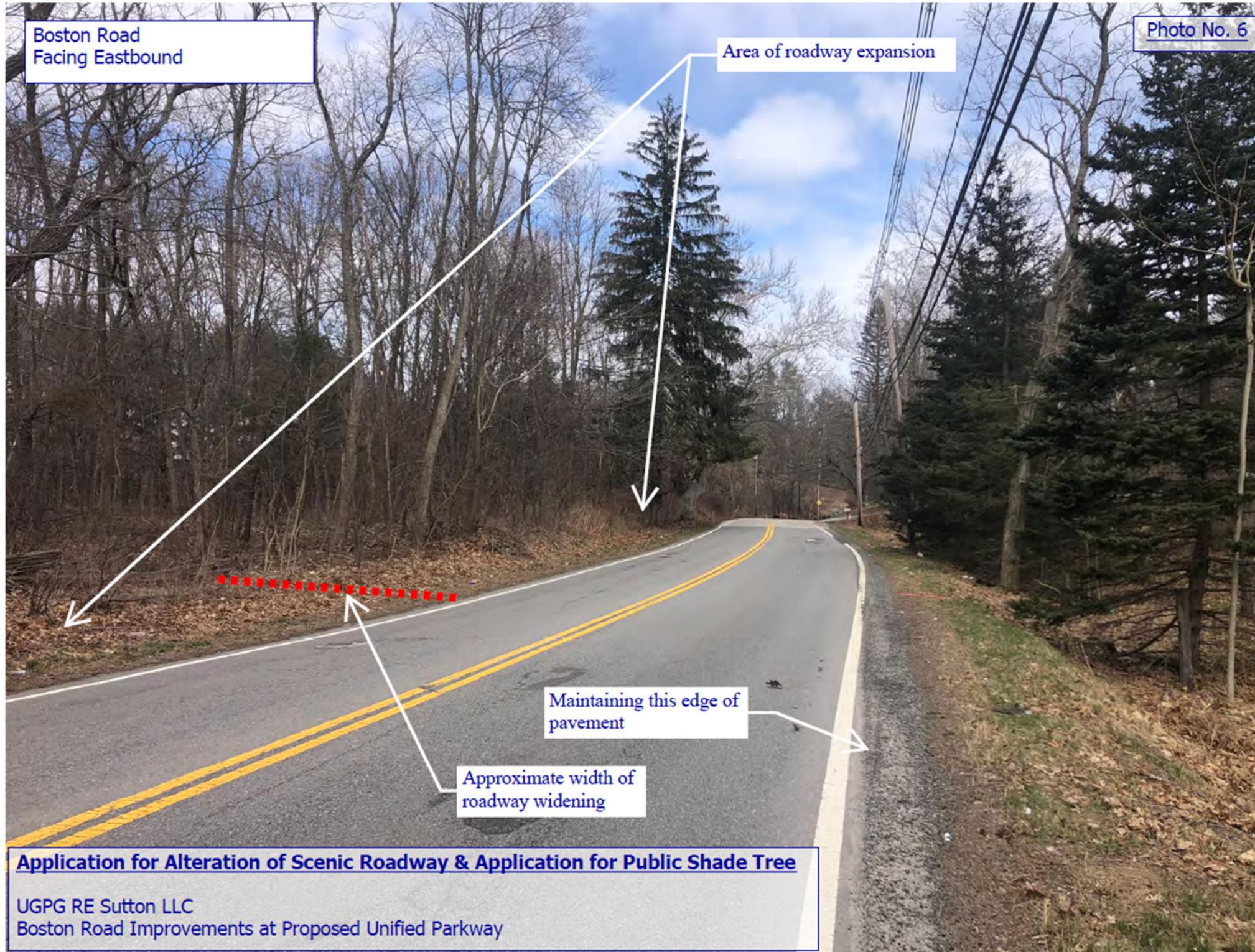
Scenic Road Alteration Update



Scenic Road Alteration Update



Scenic Road Alteration Update



Scenic Road Alteration Update



Scenic Road Alteration Update



Boston Road
Facing Eastbound

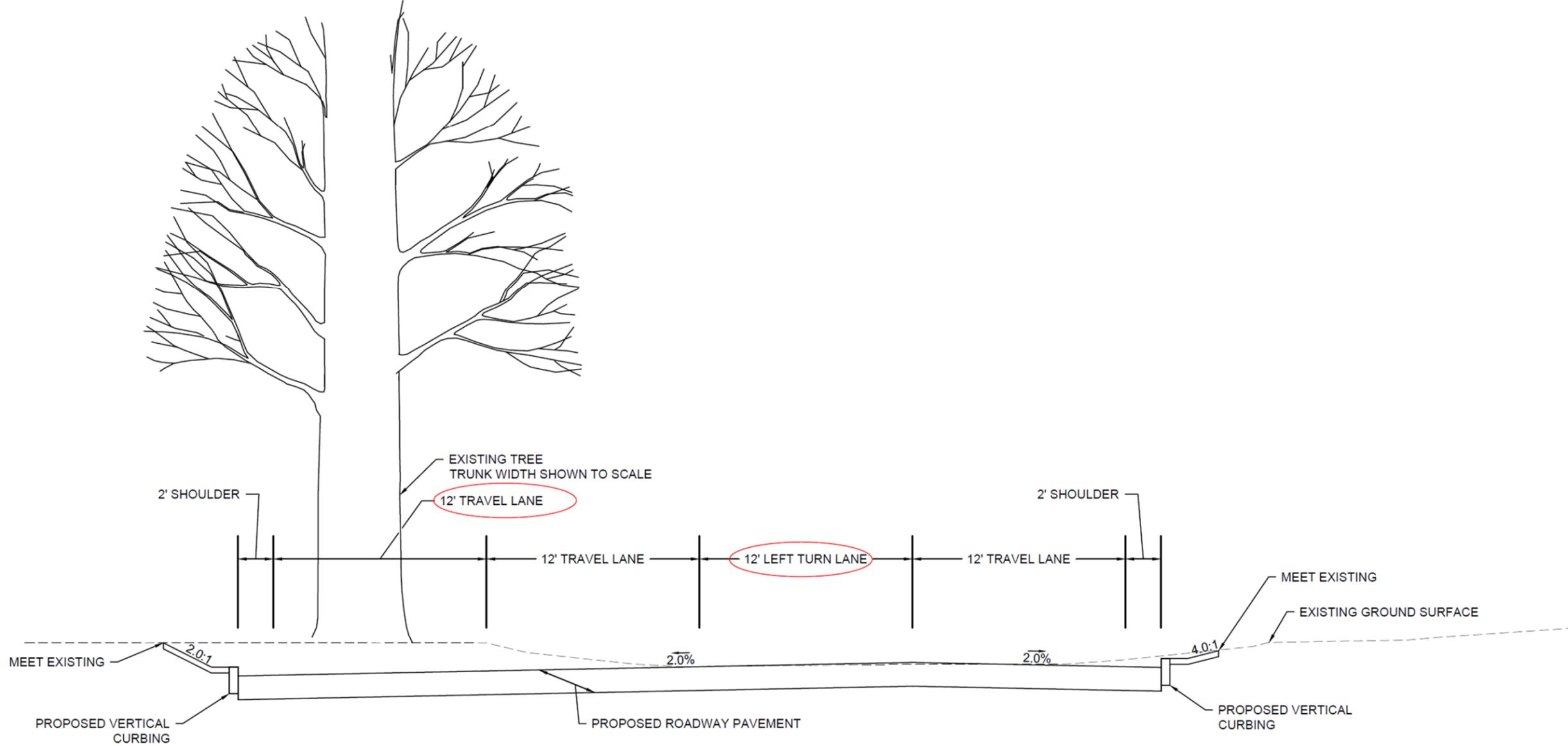
Photo No. 7

Existing tree to be removed due to horizontal & vertical conflicts with proposed roadway expansion.

Application for Alteration of Scenic Roadway & Application for Public Shade Tree

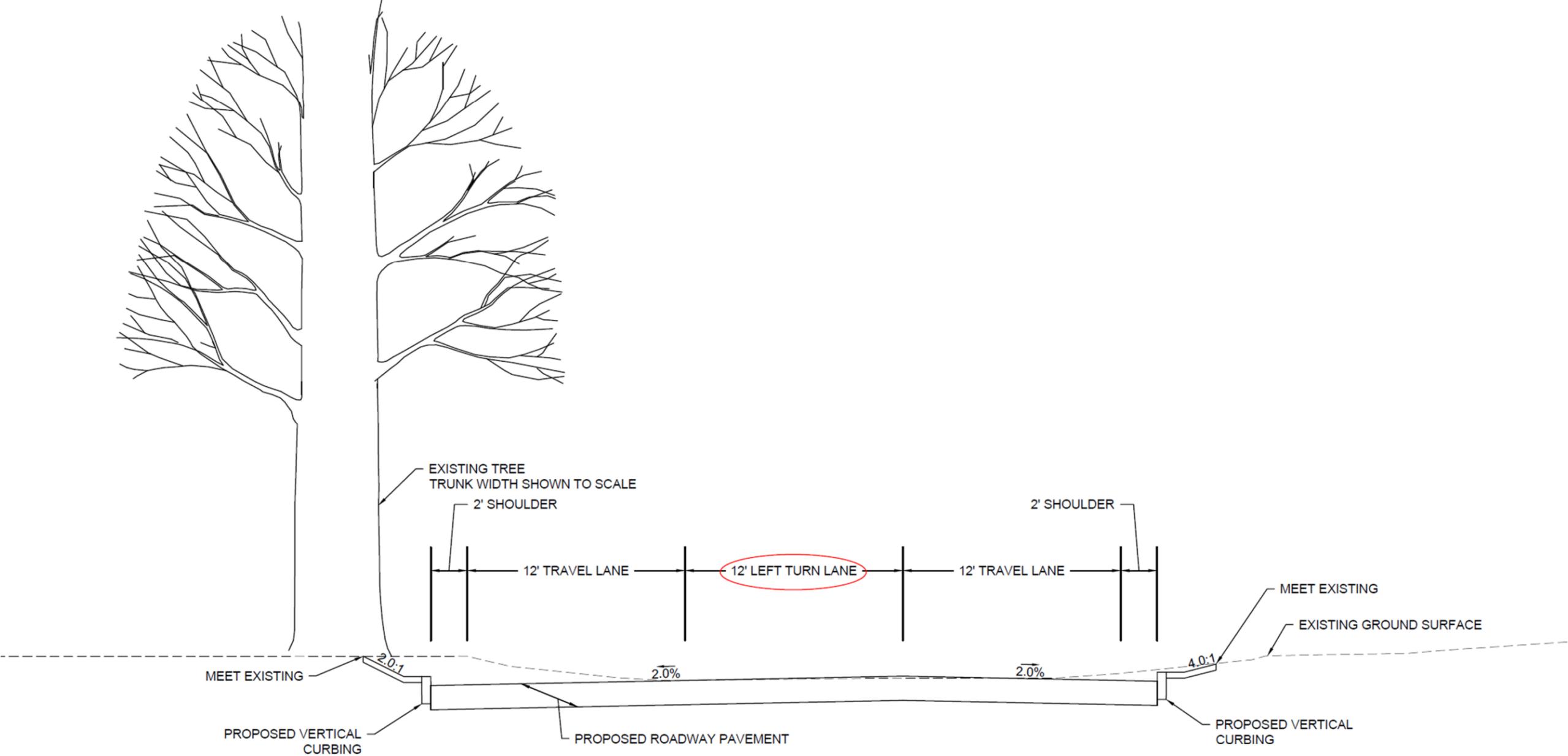
UGPG RE Sutton LLC
Boston Road Improvements at Proposed Unified Parkway

Boston Road Improvements



**BOSTON ROAD LOOKING EAST
WIDEN THE ROAD TO ADD A LEFT TURN LANE INTO UNIFIED PARKWAY AND AN ADDITIONAL
THROUGH LANE HEADING TOWARDS ROUTE 146**

Boston Road Improvements



**BOSTON ROAD LOOKING EAST
WIDEN THE ROAD TO ADD A LEFT TURN LANE INTO UNIFIED PARKWAY**

Response to Public Comments

Consolidated Community and Fiscal Impact Statement

Sound Study

- Short- & Long-Term Ambient Background Levels Were Measured
- Abutting Receptor Locations Were Identified
 - ✓ Boston Road
 - ✓ Buttonwood Ave
 - ✓ Heritage Lane
 - ✓ Dudley Road
- Building 2 and 3 were modeled
 - ✓ Building Configuration/Orientation of Loading Docks
 - ✓ Building Systems (e.g., HVAC equipment, exhaust fans, etc.)
 - ✓ Traffic circulation and duration (vehicles and trucks)
- MassDEP 310 CMR 7.10, "Air Pollution Control" Standards
- Building 2 and 3 Are Compliant with MassDEP Noise Policy



Q & A Session

Boston Road Improvements

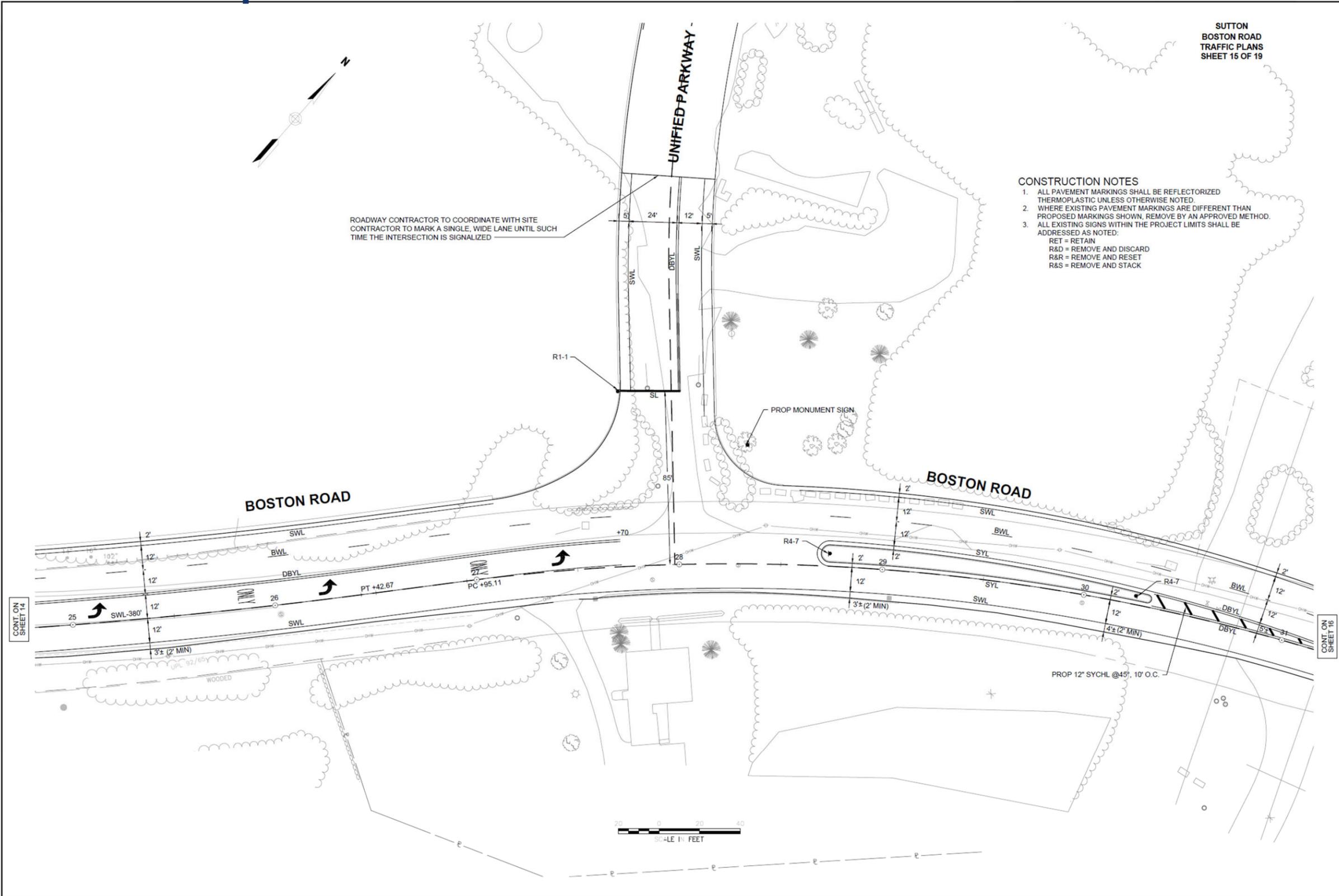


SUTTON
BOSTON ROAD
TRAFFIC PLANS
SHEET 15 OF 19



ROADWAY CONTRACTOR TO COORDINATE WITH SITE CONTRACTOR TO MARK A SINGLE, WIDE LANE UNTIL SUCH TIME THE INTERSECTION IS SIGNALIZED

- CONSTRUCTION NOTES**
1. ALL PAVEMENT MARKINGS SHALL BE REFLECTORIZED THERMOPLASTIC UNLESS OTHERWISE NOTED.
 2. WHERE EXISTING PAVEMENT MARKINGS ARE DIFFERENT THAN PROPOSED MARKINGS SHOWN, REMOVE BY AN APPROVED METHOD.
 3. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE ADDRESSED AS NOTED:
RET = RETAIN
R&D = REMOVE AND DISCARD
R&R = REMOVE AND RESET
R&S = REMOVE AND STACK



CONT. ON SHEET 14

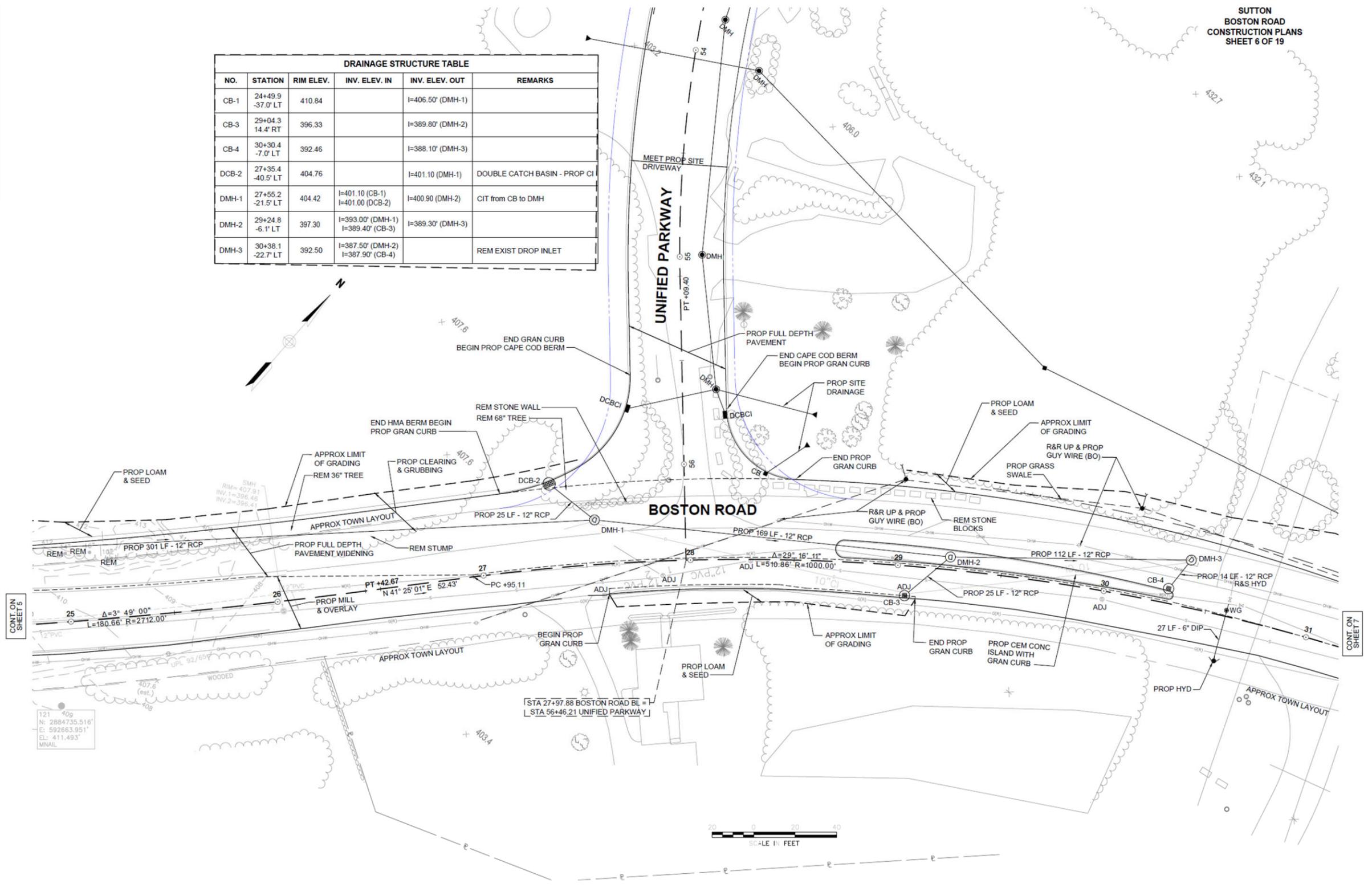
CONT. ON SHEET 16

50'-0" SCALE IN FEET

Boston Road Improvements

SUTTON
BOSTON ROAD
CONSTRUCTION PLANS
SHEET 6 OF 19

DRAINAGE STRUCTURE TABLE					
NO.	STATION	RIM ELEV.	INV. ELEV. IN	INV. ELEV. OUT	REMARKS
CB-1	24+49.9 -37.0' LT	410.84		I=406.50' (DMH-1)	
CB-3	29+04.3 14.4' RT	396.33		I=389.80' (DMH-2)	
CB-4	30+30.4 -7.0' LT	392.46		I=388.10' (DMH-3)	
DCB-2	27+35.4 -40.5' LT	404.76		I=401.10 (DMH-1)	DOUBLE CATCH BASIN - PROP CI
DMH-1	27+55.2 -21.5' LT	404.42	I=401.10 (CB-1) I=401.00 (DCB-2)	I=400.90 (DMH-2)	CIT from CB to DMH
DMH-2	29+24.8 -6.1' LT	397.30	I=393.00' (DMH-1) I=389.40' (CB-3)	I=389.30' (DMH-3)	
DMH-3	30+38.1 -22.7' LT	392.50	I=387.50' (DMH-2) I=387.90' (CB-4)		REM EXIST DROP INLET



CONT. ON SHEET 5

CONT. ON SHEET 7

121 40g
N: 2884735.516'
E: 592663.951'
EL: 411.493'
MNAI

