



40 & 42 Unified Parkway, Sutton, Massachusetts

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

June 27, 2022

Project Team



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Agenda

- ☐ Community Outreach Update
- ☐ Site Plan and Traffic Review Update
- ☐ Boston Road Improvements Update
- ☐ Scenic Roadway Application Update
- ☐ Next Steps
- ☐ Q&A Session

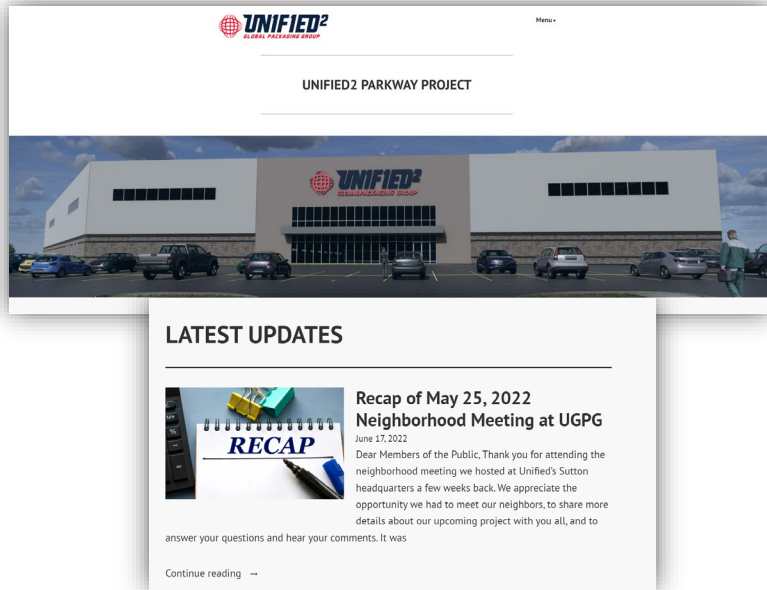
Community Outreach Update

☐ Project Website Update

- ☐ www.unified2parkwayproject.com

☐ Neighborhood Meeting

- ☐ Hosted at UGPG May 25, 2022
- ☐ 35+ People attended
- ☐ Q&A was posted to the website



☐ Blast Notifications

- ☐ Well received
- ☐ Currently at 114 subscribers
- ☐ Notification morning of
- ☐ Notification 15 to 20 minutes prior

Site Plan Review Update

☐ Technical & Peer Review Responses

- ☐ Filed June 9, 2022

☐ Topics Addressed

- ☐ Revisions to site plans
- ☐ Land banked parking exhibit
- ☐ Truck circulation exhibit
- ☐ Common driveway exhibit
- ☐ De-icing and fertilizer restrictions exhibits
- ☐ Ground cover and internal landscaping exhibits
- ☐ Unified Parkway monument sign elevation
- ☐ Revised traffic and drainage design information
- ☐ Revised sound study
- ☐ Lighting cut sheets
- ☐ Abutters exhibit
- ☐ Public comments from May 23, 2022 hearing

Building 2 & 3 Site Plan and Traffic Review



☐ Follow Up Peer Review Comments

☐ Site/Civil Review – Graves Engineering (received June 24, 2022)

- ✓ Prior comments addressed
- ✓ Few minor revisions remain
- ✓ Suggested conditional approval

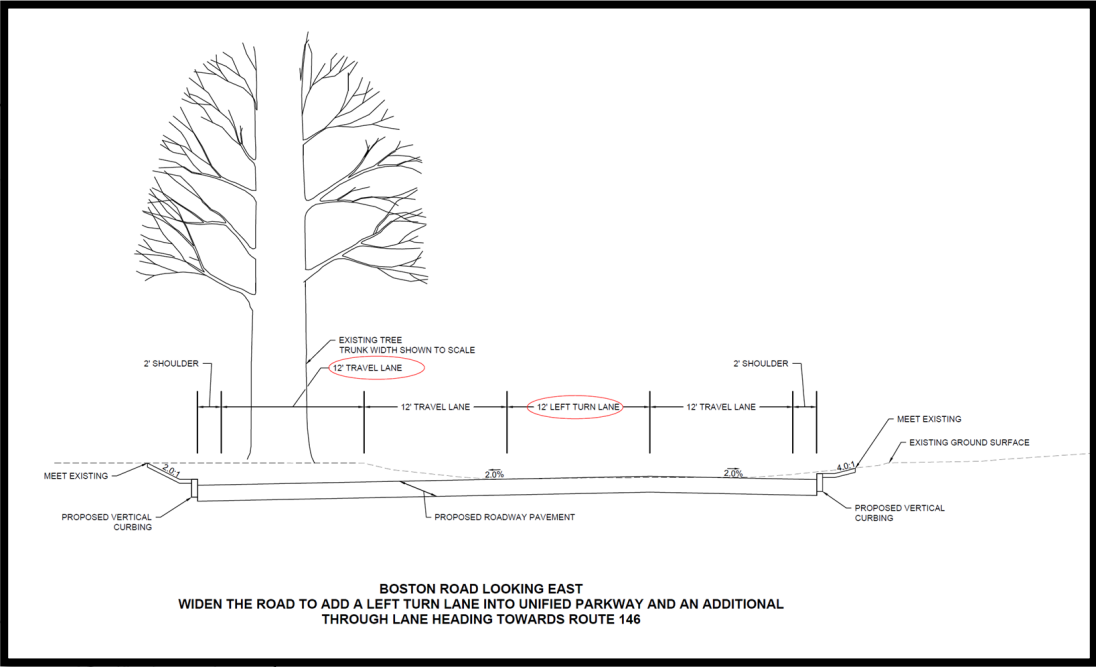
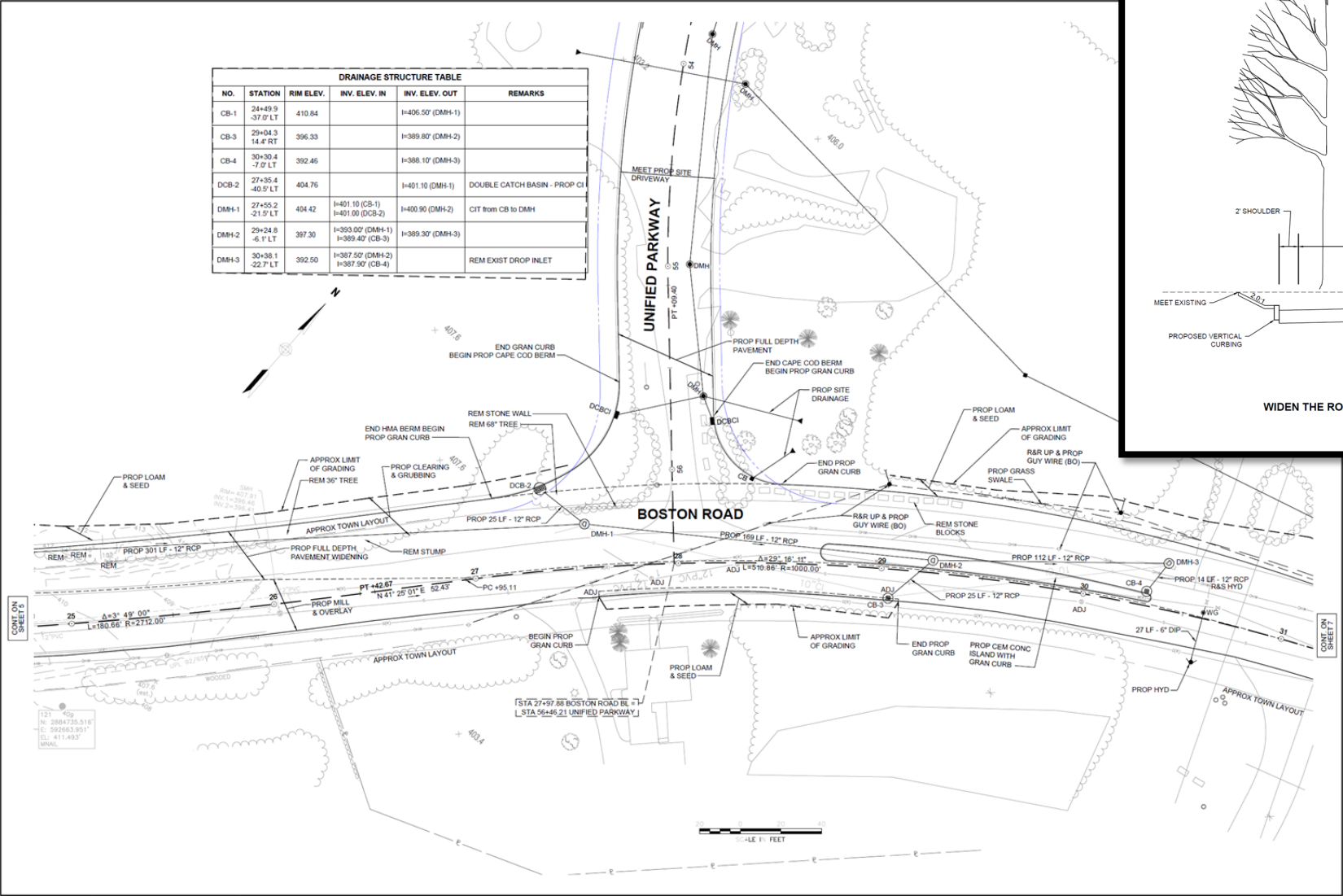
☐ Traffic Review – Ron Muller & Associates (received June 24, 2022)

- ✓ Majority of prior comments addressed
- ✓ Minor updates to traffic analysis
- ✓ Awaiting updates to Boston Road Improvements

Boston Road Improvements Update



Original Design



Boston Road Improvements Update

- ❑ American Sycamore Tree Assessment
- ❑ Revised Design
 - ❑ Removed the additional westbound lane
 - ❑ Shifted Unified Parkway to the east
 - ❑ Utilizes the R.O.W. on the south side of Boston Road
 - ❑ Avoids impacts to the Sycamore tree
 - ❑ Same edge of pavement
 - ❑ Maintains existing stone wall



Boston Road Improvements Update



Scenic Road Alteration – South Widening



Boston Road
Facing Eastbound

Photo No. 1

Approximate Area of Widening

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

UGPG RE Sutton LLC
Boston Road Improvements at Proposed Unified Parkway - Southerly Widening

Scenic Road Alteration – South Widening



Scenic Road Alteration – South Widening



Scenic Road Alteration – South Widening



Scenic Road Alteration – South Widening



Scenic Road Alteration – South Widening



Scenic Road Alteration – South Widening



Next Steps

☐ Building 2 & 3

- ☐ Public Hearings on April 25th , May 5th , today June 27th
- ☐ Request Board Decision Regarding Site Plan Review, Special Permits, and Waivers
 - ✓ Site/Civil Peer Review Complete
 - ✓ Traffic Peer Review – minor items that can be conditioned
 - ✓ Public Comments Have Been Addressed

☐ Boston Road Improvements & Unified Parkway

- ☐ Advance Engineering & Design for the Alternate Layout
- ☐ Seek Modification of Previously Approved Definitive Subdivision Plans
 - ✓ Peer Reviewed for Engineering Design, Drainage, and Traffic
- ☐ Scenic Roadway Approval



Q & A Session

Original Boston Road Improvements

