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120344-17

By Email

Sutton Planning Board
Sutton Town Hall
4 Uxbridge Road
Sutton, MA 01590
Attn: Jennifer Hager, Sutton Planning Director
Email: j.hager@town.sutton.ma.us

Re: UGPG RE Sutton LLC
Unified Buildings 2 and 3 (40 & 42 Unified Parkway) (the “Project”)
Providence Road/Boston Road, Sutton, Massachusetts

Dear Members of the Sutton Planning Board (the “Board”):

On behalf of UGPG RE Sutton LLC (the “Applicant”), this letter is intended to address written public comments for the Project received today from Andrea Mattei of 21 Golf Ridge Drive in Sutton. Ms. Mattei’s comments and the Applicant’s responses are set forth below:

1. **Comment:** Please call out in the documents the references to (i) the final total number of truck bays to be constructed at each of 40 Unified Parkway and 42 Unified Parkway identified and shown; (ii) the projected number of turns (load and unload) at each bay, per 24 hour period, estimated for purposes of calculating the number of truck trips; and (iii) where this specific information is applied in the traffic analysis and revised VHB memorandum dated July 1, 2022?
- **Response:** As noted in the Site Plans previously submitted to the Board, the Applicant is proposing 113 loading docks for Building 2 (42 Unified Parkway) and 51 loading docks for Building 3 (40 Unified Parkway). The number of loading docks is a function of Unified’s onsite business operations and does not directly correlate to the number of offsite trips that the Project is anticipated to generate. For example, loading docks may have trailers stationed for deliveries or shipments for several days at a time, and there may also be loading docks designated for certain of Unified’s customers that do not necessarily have daily truck trips. Accordingly, Unified does not have the ability at this time to calculate the number of truck trips at each bay for a 24-hour period. Furthermore, this information is not relevant to the VHB’s traffic’s assessment because the assessment studied anticipated offsite traffic trips only.

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2. **Comment:** If the Town of Sutton finds that Unified Way at Boston Road is best served by the installation of a traffic light and a crosswalk or lighting, or other changes to the intersection and access (given that this parcel is a private subdivision), will those future changes and resulting costs be borne by the owners of the subdivision as a condition to this site plan approval?
 - **Response:** Given the minimal traffic impacts from Buildings 2 and 3, the Applicant does not anticipate needing to install a traffic signal at the Boston Road and Unified Parkway intersection at this time. The Board will have the opportunity to reassess the traffic actually generated from the Project once constructed. The Applicant will be constructing, at its cost, the improvements for the Unified Parkway and Boston Road intersection that were presented to the Board at the Board's June 27, 2022 public hearing on the Project in conceptual format, which improvements will be further designed and reviewed by the Board at a future proceeding involving an amendment to the Applicant's existing definitive subdivision plan for Unified Parkway. Beyond those improvements, if the Town desires to make improvements to the public right of way, the Town would be responsible for those costs.
3. **Comment:** What conditions and agreements are expected to be included in the site plan approval and will these conditions and agreements be publicly discussed and reviewed prior to implementation? How will these future development covenants be memorialized?
 - **Response:** The Applicant anticipates that tonight's public hearing will include the discussion of certain conditions to be imposed on the Project as part of the Board's issuance of its site plan approval and special permits. Those conditions will become part of the Board's written decision on the Project, and that decision will need to be recorded with the Worcester District Registry of Deeds against the deed to the Applicant's property and will affect the title to the property going forward.

We look forward to seeing the Board this evening.

Very truly yours,



David A. Libardoni