



November 1, 2023

VIA EMAIL Transmission

Town of Sutton Planning Board
Town Hall
4 Uxbridge Road
Sutton, MA 01590
Attn: Jennifer Hager, Planning & Economic Development Director

**Re: 40 Unified Parkway & Boston Road Improvements at Unified Parkway –
Temporary Configuration**

Dear Director Hager and Members of the Board:

On behalf of UGPG RE Sutton LLC as well as UGPG RE Sutton Lot 3 LLC (together, “UGPG”), please accept this letter and attached plans for the Board’s consideration. As you are aware, site improvements and building construction at 40 Unified Parkway (“Building 3”) has been underway since October of last year. UGPG is nearing completion of Building 3 and anticipates it will be formally requesting a Certificate of Occupancy sometime in December of this year. As summarized below, UGPG is requesting a temporary modification to certain conditions that must be satisfied in order to obtain the Certificate of Occupancy for Building 3 based on factors outside of its control.

As background, per the August 4, 2022 Site Plan Approval and Use Special Permit for Buildings 2 and 3 of the Unified Parkway Project, prior to seeking a Certificate of Occupancy, Condition 22 requires UGPG to,

“...submit an application to the Board to modify its definitive subdivision plan for Unified Parkway as well as a scenic road alteration application in order to seek approval of the redesigned Unified Parkway and Boston Road intersection proposed in conceptual form to the Board during the public hearing on this application. The application shall include a plan to construct a 5' wide sidewalk from Unified Parkway west adjacent to Boston Road along the Applicant's entire frontage separated from the roadway by a minimum 4' wide grass strip, to the extent feasible. Subject to and in accordance with the Board's approval of such applications, the Applicant shall construct said improvements, including an east bound, left turn lane from Boston Road into Unified Parkway, at their expense.”

UGPG secured the Board’s approval of a Scenic Roadway Alteration Application covering these improvements at a public hearing on June 5, 2023, and as noted in the letter from Director Hager dated June 7, 2023, which reads in part,

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“At their meeting held June 5, 2023, the Planning Board voted to approve the Scenic Road Application submitted by UGPG RE Sutton, LLC. The applicant proposed the removal of a number of trees within the public right of way as well as the relocation of a stone wall to be re-used in entrance monument signage for the abutting property.”

At the same June 5, 2023 Planning Board hearing, the Board also agreed with UGPG’s request that modifications to the definitive subdivision plan for Unified Parkway could be made in the field as necessary with the understanding that once Unified Parkway is substantially complete, UGPG would return for one final approval of the definitive subdivision plan. This was communicated in a letter from Director Hager dated June 7, 2023 that reads in part,

At their meeting held June 5, 2023, the Planning Board agreed to allow future minor modifications related to the Unified Parkway definitive layout to be presented to the Planning Board as they arise for review by the Town’s consulting engineer and approval by the Board, with one fully modified definitive plan submitted for a public hearing process before the roadway can be utilized relative to occupancy of and building along its length.

In light of these conditions and the subsequent approvals received, UGPG had been on schedule to complete the improvements and satisfy the conditions prior to requesting a Certificate of Occupancy for Building 3. However, in the last month we have been delayed by the various utility companies with utility pole relocation and gas main installation. In order to still timely obtain a Certificate of Occupancy for Building 3 and allow UGPG to begin operations, we are requesting the Board’s temporary modification to these conditions follows:

Boston Road Improvements – due to the inability to fully construct the improvements caused by utility poles not being relocated, UGPG is requesting to construct a temporary condition, whereby full vehicular and truck access can be maintained in and out of Unified Parkway from Boston Road. Access to and from Unified Parkway would be similar to the existing condition now, two lanes on Boston Road, left and right turns onto Boston Road (with no left turns allowed for tractor trailers). Our design consultant, VHB, has developed the attached roadway plans that show the temporary configuration. VHB has accounted for truck movements in and out of the Unified Parkway as shown on the attached plans.

Our intent is to have the stormwater management catch basins as well as curbing in place to the maximum extent possible, to maintain safe and adequate drainage during this temporary period. The existing edge of pavement lip between the existing Boston Road surface and the recently widened roadway surface will be infilled with pavement and tapered off a minimum of 5-feet. Pavement markings and signage will be added as noted on the plans. Channelizing devices (e.g., orange reflective barrels), will be offset and weighted to allow for snow storage. The proposed temporary condition has been reviewed with the Highway Superintendent, and it was agreed this design can be implemented and maintained during this interim period.

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It is our expectation that the utility poles will be removed this winter or into the spring of 2024. As soon as they are removed and the weather permits, UGPG will complete the improvements on Boston Road, per the approved plans. We anticipate it will take approximately 6 to 8 weeks, weather permitting, to complete such improvements once UGPG recommences the work.

Definitive Subdivision Plans for Unified Parkway – In light of the construction delays caused by the utility companies at Boston Road, the remaining construction work on the northern end of Unified Parkway, and a mutual desire to come before the Board for one final definitive subdivision modification approval; we would ask that the Board reconsider their position that reads in part,

“...with one fully modified definitive plan submitted for a public hearing process before the roadway can be utilized relative to occupancy of and building along its length.

We expect Unified Parkway construction to be completed in Spring of 2024, subject to the utility pole relocation, at which time we will come back before the Board for the one final public hearing on the definitive subdivision plan modifications. This will be after our anticipated December 2023 Certificate of Occupancy request for Building 3. We ask that the Board exercise its discretion and allow the Building 3 Certificate of Occupancy to be issued ahead of the final review and approval of the Unified Parkway modifications.

A copy of this letter and the plans have been sent to Graves Engineering, Inc. for their review. If there are any further questions of clarifications, please do not hesitate to reach out to me directly. I will plan to attend the upcoming Planning Board meeting to review this request and answer any questions the Board may have.

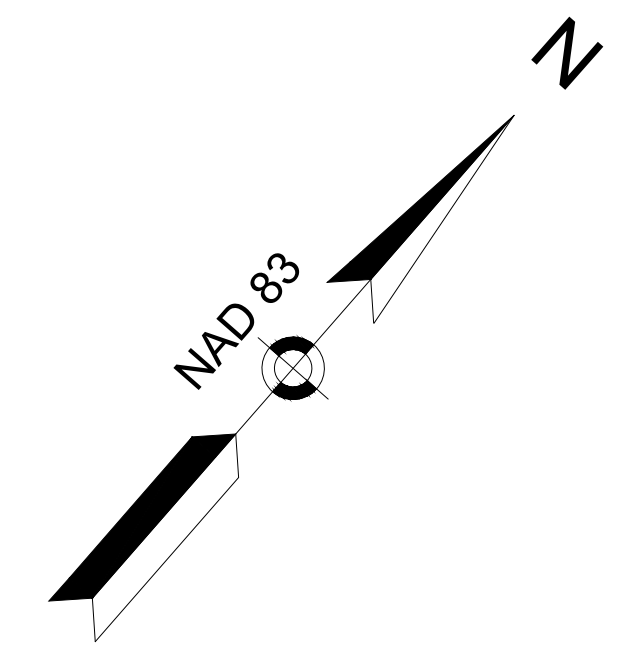
Sincerely,

Matthew J. Piekarski
Director of Construction & Development
The Kraft Group LLC
on behalf of UGPG RE Sutton LLC

Attachments: 2 PDF Plans, Boston Road at Unified Parkway – Temp UP Mitigation

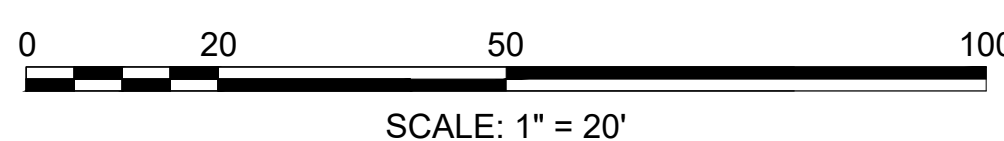
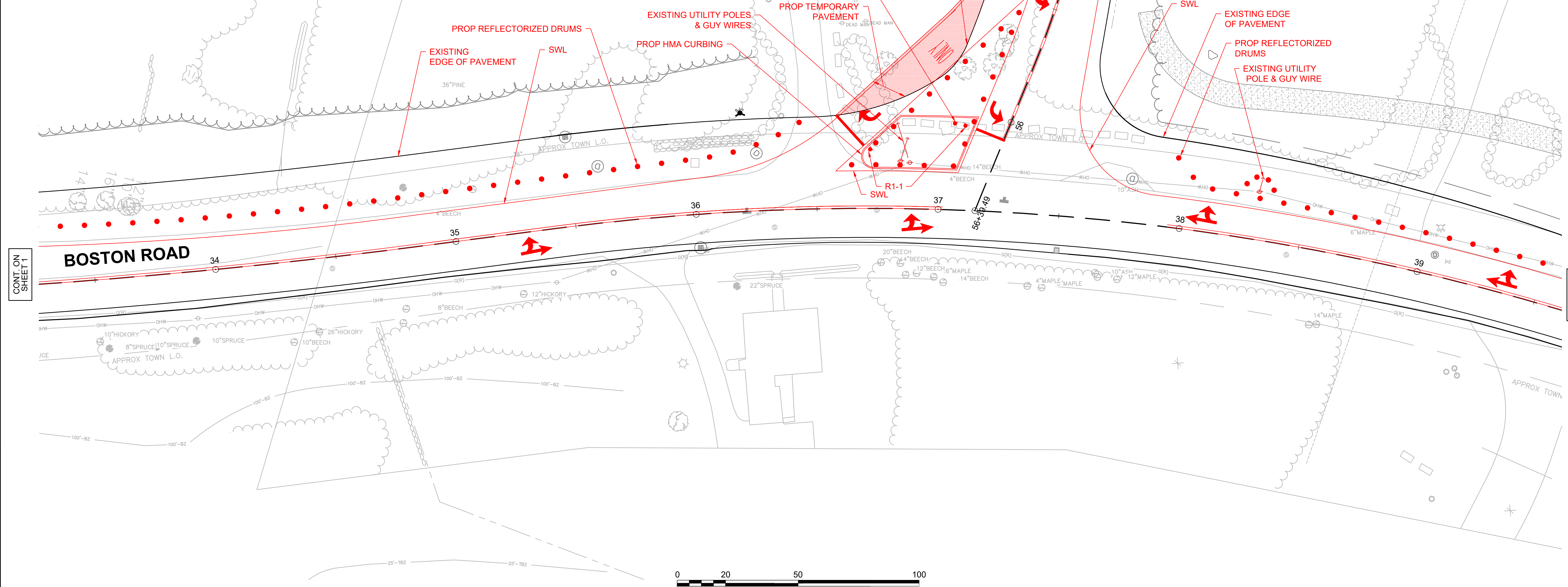
cc: Jeff Walsh (Graves Engineering)
Matt Stencil (Sutton Highway Department)





UNIFIED PARKWAY

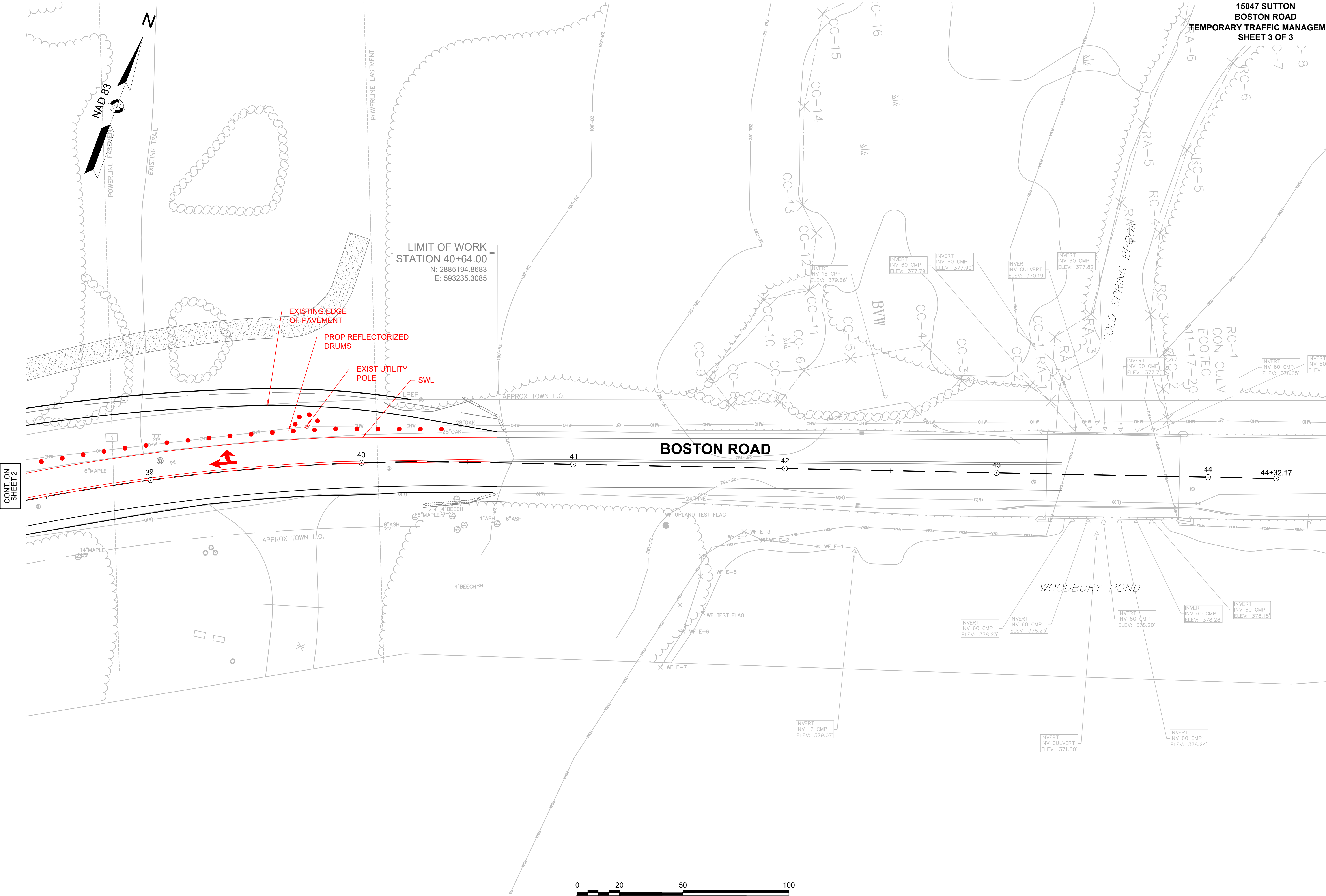
LIMIT OF WORK
MEET SITE DESIGN

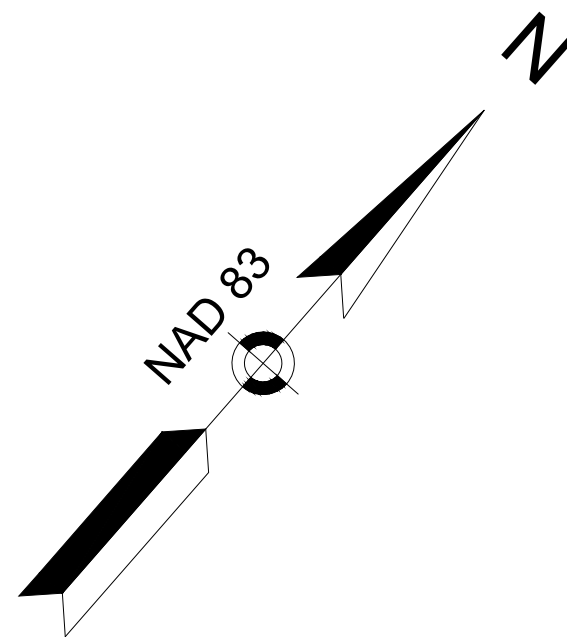


CONT. ON
SHEET 1

CONT. ON
SHEET 3

15047 SUTTON
BOSTON ROAD
TEMPORARY TRAFFIC MANAGEMENT
SHEET 3 OF 3





UNIFIED PARKWAY



EXISTING EDGE
OF PAVEMENT

PROP TEMPORARY
PAVEMENT

EXISTING UTILITY POLES
& GUY WIRES

PROP HMA CURBING

PROP REFLECTORIZED DRUMS

EXISTING
EDGE OF PAVEMENT

SWL

LIMIT OF WORK
MEET SITE DESIGN

SWL

EXISTING EDGE
OF PAVEMENT

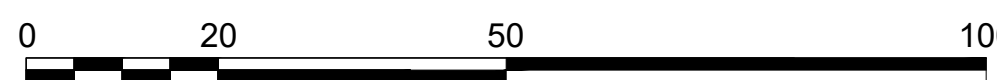
PROP REFLECTORIZED
DRUMS

EXISTING UTILITY
POLE & GUY WIRE

BOSTON ROAD

CONT. ON
SHEET 1

CONT. ON
SHEET 3



SCALE: 1" = 20'