

DOUGLAS, SUTTON & UXBRIDGE PLANNING BOARDS

Meeting Minutes February 11, 2021

*Note- This meeting was held remotely via Zoom in accordance with Executive Orders from Governor Baker. T. Settles read a notice regarding the remote meeting format. (see end of minutes)

Present:

Douglas: E. Marks Jr., T. Sharkey, M. Greco, J. Schultzberg, A. Socrat, L. Stevens, M. Zwicker
Sutton: W. Baker, M. Gagan, R. Largess Jr., S. Paul, K. Bergeson, W. Talcott (Associate)
Uxbridge: B. Desruisseaux, J. Smith, B. Hauck, E. Laverdiere, J. Leonardo
Absent: None
Staff: W. Cundiff, P.E., Douglas Town Engineer, J. Hager, Sutton Planning & Economic
Development Director, Michael Gallerani, Uxbridge Economic & Community
Development

Trish Settles, Deputy Director, Kerrie Salwa, Principle Planner & Matthew Franz, GIS/Technology Specialist were present from Central Massachusetts Regional Planning Commission. At the request of the towns, they served as meeting facilitators for this multi-town meeting.

T. Settles read the hearing notice for the Blackstone Logistics Center on Lackey Dam Road as legally posted in all three towns and as it appeared in the Worcester Telegram & Gazette. She introduced herself and her staff and explained that Central Massachusetts Regional Planning is a regional planning agency serving 40 municipalities in Southern Worcester County. She reviewed the order of operations for this first night of public hearing noting the hearing will conclude no later than 9 PM. She added it was not likely questions would be answered this evening, that they would be logged and would be addressed when each subject is discussed in more detail on subsequent nights. She then conducted a roll call to determine what members of the three Planning Board and staff were present as recorded above.

She then introduced the applicant's team: Applicant Zachary Zweifler of Scannell Properties, Attorney Mark Donahue and Attorney Todd Brodeur of Fletcher Tilton PC, Daniel Feeney P.E. (Civil Engineer) of Beals & Thomas, and Vinod Kalikiri, P.E. (Traffic Engineer) of Vanasse Hangen Brustlin, Inc. (VHB). Mary Kate Schneeweis (Environmental Planning Specialist) of Beals & Thomas was also present on behalf of the applicant. The Peer reviewers for the towns were also introduced: Jeff Walsh P.E. of Graves Engineering (civil engineering) and Rebecca Brown of Greenman-Pedersen Inc.(GPI) (traffic engineering).

T. Brodeur thanked the Boards, CMRPC and town staff for making a three town process work. He stressed for those viewing that while this is a joint process each Board has its own jurisdiction and will make its own individual decisions.

The Applicant Z. Zweifler explained that Scannell Properties is a multinational industrial development firm. Last year they had 60 billion in construction starts. He noted while their primary address is in Indianapolis they have been operating in Massachusetts for over 15 years. He stressed this type of warehouse distribution project is their bread and butter so they have a good understanding of operations and impact.

T. Brodeur stated that while they are going through this hearing process to procure numerous permits from local authorities, the project is also going through the Massachusetts Environmental Policy Act (MEPA) Process for required State permits.

They will additionally be going through a hearing process with the Sutton Zoning Board of Appeals for a variance to allow the building to straddle the town lines as well as a hearing process with each towns Conservation Commissions. He provided a brief overview of the project stating the facility will be 646,000 s.f. with up to 30,000 s.f. of office space. It will be located on approximately 70 acres adjacent to Exit 4 on Route 146. The site was previously the location of an earth removal operation. He stated they do not have a definite tenant for this site but it is likely, per the application they have filed, that the tenant will be a warehouse distribution center. He noted the projected cost of this project is \$47 million.

D. Feeney of Beals & Thomas reviewed the two attached exhibits. He explained that the parcel this project will be located on is a 70 portion of a larger 150-acre parcel that will be split into two lots. This project will be located on Lot 2, the southernmost parcel, adjacent to Exit 4 on Route 14W. The parcel is located in three towns with approximately 31 a. in Douglas, 31 a. in Sutton, and 7.5 a. in Douglas. In reviewing existing site conditions, he noted this site is a former commercial earth removal site with a significant amount of previously disturbed area. The parcel contains a 250' wide power line easement with active structures and a 50' wide Tennessee gas Pipeline easement. Wetland largely ring the site which for the most part drains from northeast to southwest toward Lackey Dam Road. The new lot will have approximately 1,800' frontage along Lackey Dam Road. Future conditions include the sole 646,000 s.f. building that will sit 156' from Lackey Dam Road at its closest point. Both the main access drive and emergency access drive will be located close to or in the same location as existing access points, with the main access drive being located closest to Route 146 and the emergency access approximately 1,100' northeast. Trucks will enter the site and proceed to the channelized drive to the right stopping at the guard shack. And then circulating around the building counter clockwise to parking spaces or one of the There will be 55 dock doors on both the east and west sides of the building. Employees in personal vehicles will continue straight turning into the employee parking lot in front of the building. A northeast bound left turn lane will be added to Lackey Dam Road to maintain free flow of traffic past vehicles that are queued to turn left into the site drive. Local parking regulations call for between 428 and over 500 spaces, the applicant has provided 178 employee parking spaces and 250 trailer spaces based on their knowledge of the industry. As much as 10-40,000 yards of excess earth will need to be removed from the site. A private on-site septic system will be utilized ranging in size from 5-9,000 gpd. Water will be provided by either the Whitinsville Water District from Oakhurst Road in Sutton or by the Town of Douglas where lines currently end at the Dunkin Donuts to the southwest, both would require line extensions and connecting to Douglas will also require upsizing a section of existing water line. Both the District and Douglas can meet fire flow needs with the noted upgrades. Stormwater from the site will be handled through a series of bio retention and infiltration basins on the southern portion of the site. Lighting will consist of 25' poles with LED luminaires. Where possible swaths of existing vegetation are being retained and otherwise supplemented with additional plantings including coniferous trees to achieve sufficient buffering.

V. Kalikiri of VHB, the traffic engineer for the project, made the attached presentation focusing on the scope of the study, methodology, and work completed, with detailed analysis and recommendations to be discussed at a future meeting. Points of interest from the presentation included that they will need a Highway Access Permit from MassDOT, they have taken into consideration potential impacts on the nearby Town of Northbridge, and they estimate that over 70% of traffic will utilize Route 146 as opposed to local roadways.

At the request of T. Settles Jeff Walsh, P.E. of Graves Engineering, the peer review civil engineer for the towns and Rebecca Brown, P.E. of Greenman Pedersen Inc. (GPI), the peer review traffic engineer for the towns explained a little bit about their companies and expertise and detailed the scope of their reviews on behalf of the towns.

T. Settles requested initial comments from towns and their staff:

Douglas:

W. Cundiff, Town Engineer stated they would want to understand construction period traffic impacts, and wanted an evaluation of Level of Service (LOS) changes along Douglas roadways especially on North Street and Route 16.

M. Zwicker asked where snow will be stored noting the significant amount of pavement that must be cleared. He was also concerned about impacts on Route 16 and other local roads that provide a connection to Interstate 395 especially since directional signage to the highway is non-existent. He worried about trucks getting lost on local roadways.

L. Stevens asked if the gas pipeline is active and if they will be tying in. W. Cundiff responded the line is a transmission not a service line that would be expensive to tie into directly.

J. Schultzberg stressed with the project sitting in three towns, it will be critical to have a clear plan for emergency response. J. Hager noted the Fire and Police Chiefs are already meeting to discuss and formulate response plans as they agree that emergency response must be determined before the facility begins construction.

A. Socrat noted this building will have a huge impervious roof, adding this area to the impervious site area will require careful consideration of how stormwater is handled or flooding will become a significant issue.

Sutton:

W. Baker thanked the presenters for their work as well as CMRPC and staff for their efforts to produce this joint hearing.

R. Largess Jr. noted this is a significant sized project and a lot was presented so he will need to take time to get his head around it.

M. Gagan – Traffic is a significant concern.

J. Hager, Planning & Economic Development Director stated traffic is a large concern but not just in the immediate area of the site, but also more broadly at roads like Central Turnpike that will surely carry particularly truck traffic from this facility. She stressed a view shed analysis will be critical to ensure the view residents and visitor get of this facility is beneficial to the community and the Valley. Evaluation of noise impacts and lighting will also be critical.

Uxbridge:

B. Desruisseaux also thanked all involved in the meeting setup and presentations. He stated he will want to know how many trucks can be stacked on site without impacting Lackey Dam Road. He had concerns with performing a traffic study without a definite user but stated an understanding of potential truck routes will be important and there may be a need for sound barriers.

J. Smith Noted this was an old gravel pit and is glad to see a proposal for it to be repurposed.

E. Laverdiere was concerned about light pollution and noted if utilities are to be extended within roadways full roadway resurfacing will be required not just patching.

B. Hauck asked if project documents can be found on a website. T. Settles said they are being shared through a Google Drive link that is referenced in the hearing ad and that already is, or can be placed on each towns website.

T. Settles covered the ground rules for public comment. She then asked if anyone from the public would like to make a comment and gave instruction on how to raise your hand virtually via the zoom platform or if on the phone.

Tim Ryan 20 Oakhurst Road, Sutton said he will live directly behind this site. He thought this was a good project that would bring tax dollars and jobs. He just wanted to make sure lighting would be contained to the site and he wouldn't be hearing backup alarms after hours.

Peter Demers of 4 Waudantuck Drive, Uxbridge noted he does not live near the project but appreciated learning about it. He asked since it did not appear there were many people present, if abutters had been notified. J. Hager confirmed Sutton had sent out the abutters notice for all towns based on the certified abutters list provided by each town.

With no additional public comment, T. Settles explained the next two nights of hearing were likely to be February 25th and March 11th with individual aspects of the project being discussed in more detail on these nights. She encouraged interested parties to keep an eye on town websites for details. She reviewed the ways in which people can submit comments and/or questions including an email address that will go to all three towns 3TownPH@CMRPC.org. She then asked for a motion to continue from each Board.

Douglas:

Motion: To continue the public hearing to February 25th at 7 PM, M. Zwicker

2nd: A. Socrat

Vote: 7-0-0: E. Marks Jr.-Aye, T. Sharkey-Aye, M. Greco-Aye, J. Schultzberg-Aye,
A. Socrat-Aye, L. Stevens-Aye, M. Zwicker-Aye

Sutton:

Motion: To continue the public hearing to February 25th at 7 PM, K. Bergeson

2nd: M. Gagan

Vote: 5-0-0: W. Baker-Aye, M. Gagan-Aye, R. Largess Jr.-Aye, S. Paul-Aye,
K. Bergeson- Aye

Uxbridge:

Motion: To continue the public hearing to February 25th at 7 PM, E. Laverdiere


2nd: J. Smith

Vote: 5-0-0: B. Desruisseaux-Aye, J. Smith-Aye, B. Hauck-Aye, E. Laverdiere-Aye,
J. Leonardo-Aye

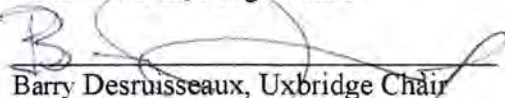
Adjourned 8:40 PM

Covid Meeting Statement: Due to the current COVID-19 Crisis (pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law) this meeting is being held remotely via Zoom. To join the meeting visit www.zoom.us/join and Meeting ID: 885 3642 4752 Password: 677582. The meeting will be broadcast and recorded on local public access stations and live streamed when available. Pursuant to MGL Chapter 30A Section 20, no person shall address a meeting of a public body without permission of the chair. Individuals who would like to participate should state their name and address after being recognized by the chairperson. In an effort to ensure transparency to our viewers at home, the chat function is not available.

Approved:


Ernie Marks Jr., Douglas Chair


Walter A. Baker, Sutton Chair

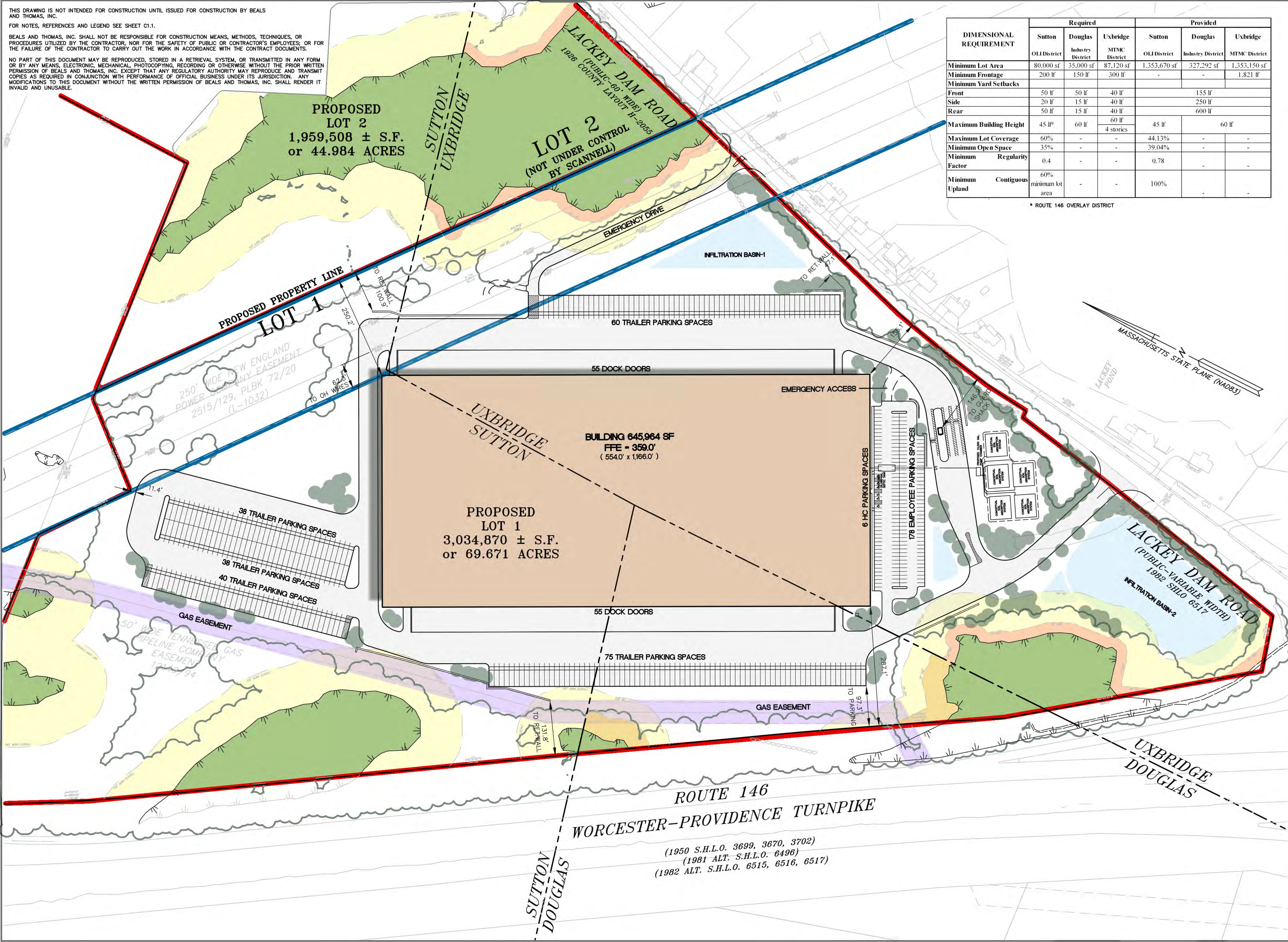

Barry Desruisseaux, Uxbridge Chair

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



DIMENSIONAL REQUIREMENT	Required			Provided		
	Sutton OLI District	Douglas Industry District	Uxbridge MTMC District	Sutton OLI District	Douglas Industry District	Uxbridge MTMC District
Minimum Lot Area	80,000 sf	35,000 sf	87,120 sf	1,353,670 sf	327,292 sf	1,353,150 sf
Minimum Frontage	200 lf	150 lf	300 lf	-	-	1,821 lf
Minimum Yard Setbacks						
Front	50 lf	50 lf	40 lf		155 lf	
Side	20 lf	15 lf	40 lf		250 lf	
Rear	50 lf	15 lf	40 lf		600 lf	
Maximum Building Height	45 lf	60 lf	60 lf	45 lf		60 lf
Maximum Lot Coverage	60%	-	-	44.13%	-	-
Minimum Open Space	35%	-	-	39.04%	-	-
Minimum Regularity Factor	0.4	-	-	0.78	-	-
Minimum Contiguous Upland	60% minimum lot area	-	-	100%	-	-

• ROUTE 146 OVERLAY DISTRICT

PREPARED FOR:

SCANNELL PROPERTIES

8801 RIVER CROSSING BLVD.
SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

MARY BEDOIAN
BARBARA CHAIKO

58719/38
(57675/260)
(7580/229)
(5007/305)
(4868/541)
(4501/506)

MARY BEDOIAN

57675/260
(4064/177)

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:



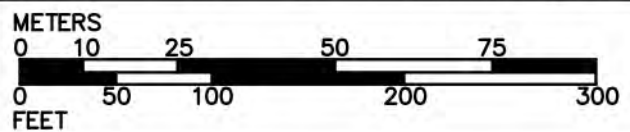
BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5		
4		
3		
2		
1	01/14/2021	ISSUED FOR PERMITTING
0	12/29/2020	ISSUED FOR DEIR
ISSUE DATE		DESCRIPTION
DES	DWN	CHK'D APP'D

PROJECT:

BLACKSTONE LOGISTICS CENTER
UXBRIDGE/SUTTON
DOUGLAS, MA
(WORCESTER COUNTY)

SCALE: 1" = 100' DATE: DECEMBER 29, 2020



ZONING DIMENSIONAL COMPLIANCE PLAN

B+T JOB NO. 3077.03

B+T PLAN NO.
307703P024B-003

C1.3

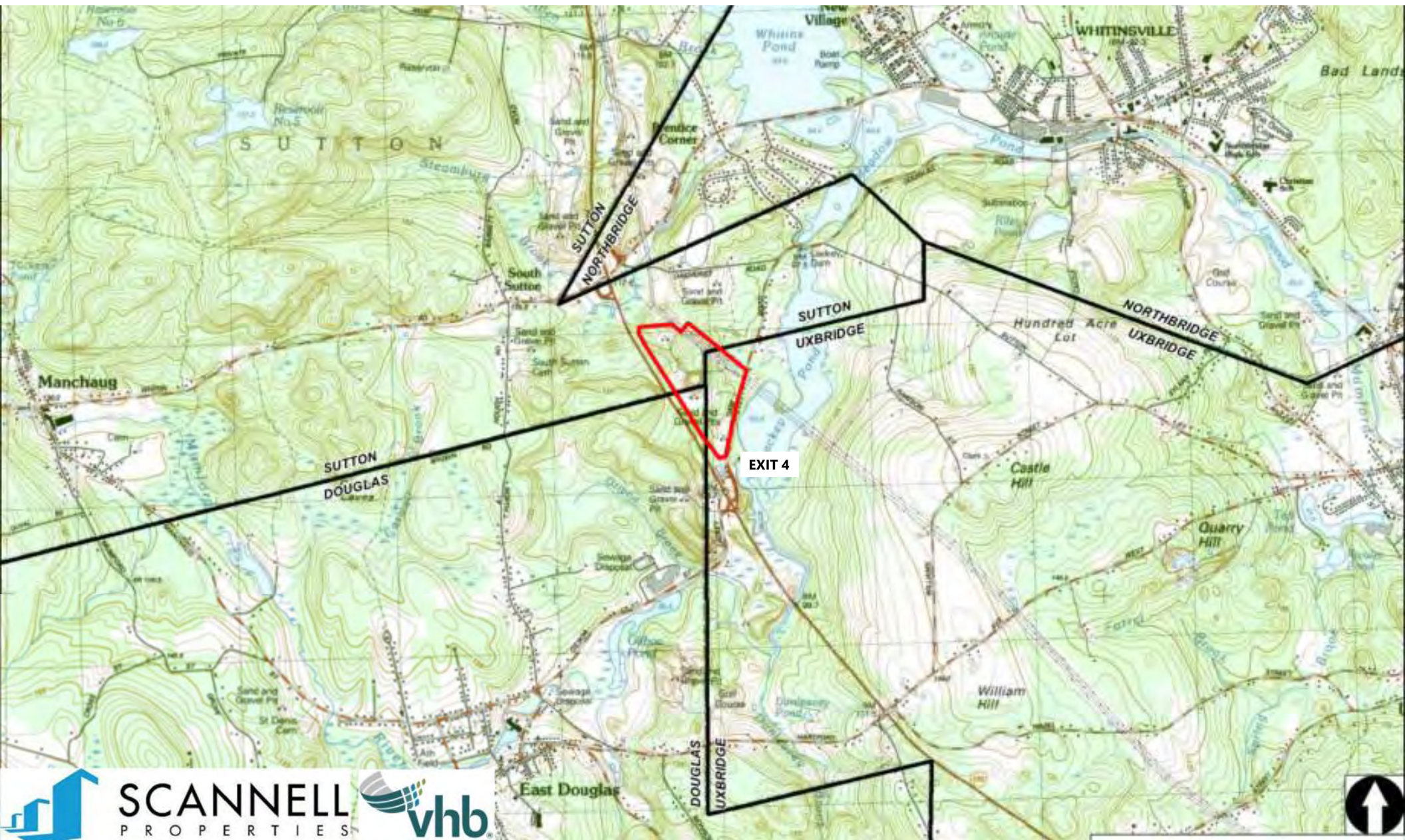
BLACKSTONE LOGISTICS CENTER, LACKEY DAM ROAD

TRAFFIC PRESENTATION

FEBRUARY 11, 2021



TRAFFIC PRESENTATION



Traffic Presentation Outline

Topics for Today

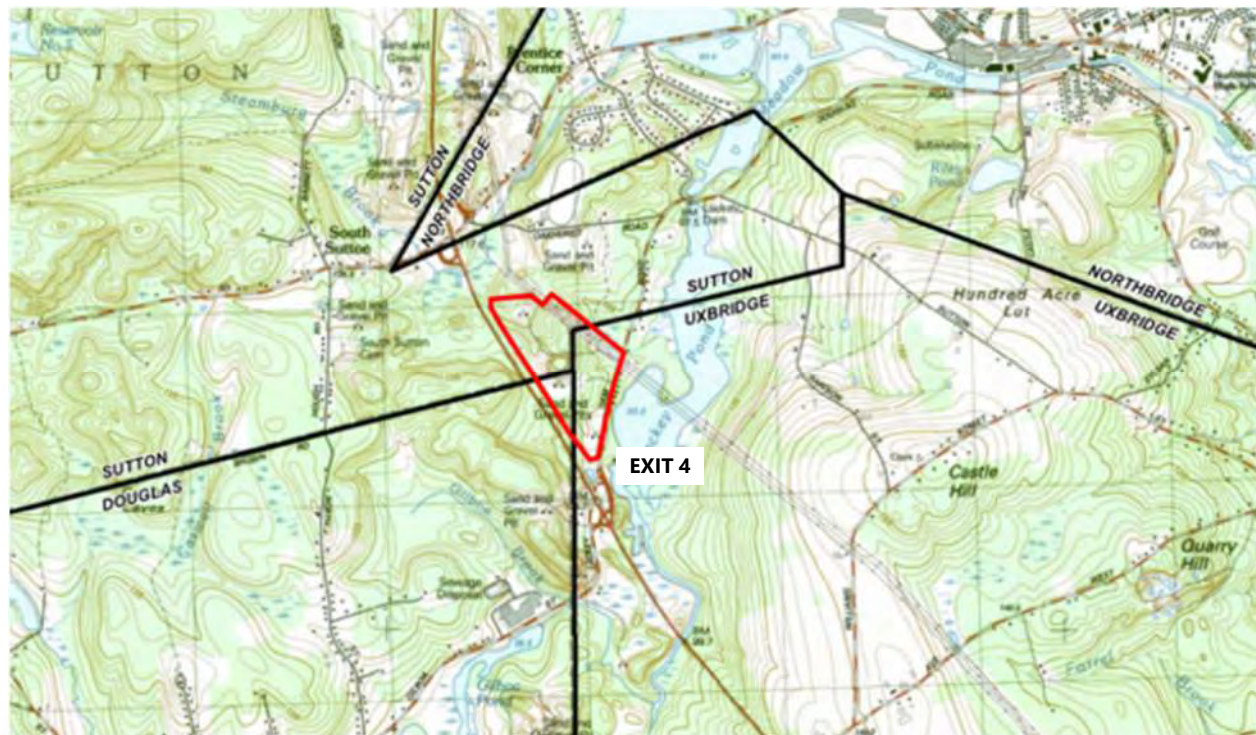
- Scope of the Traffic Study
- Study Methodology
- Work Completed to Date
- Next steps

Future Meetings

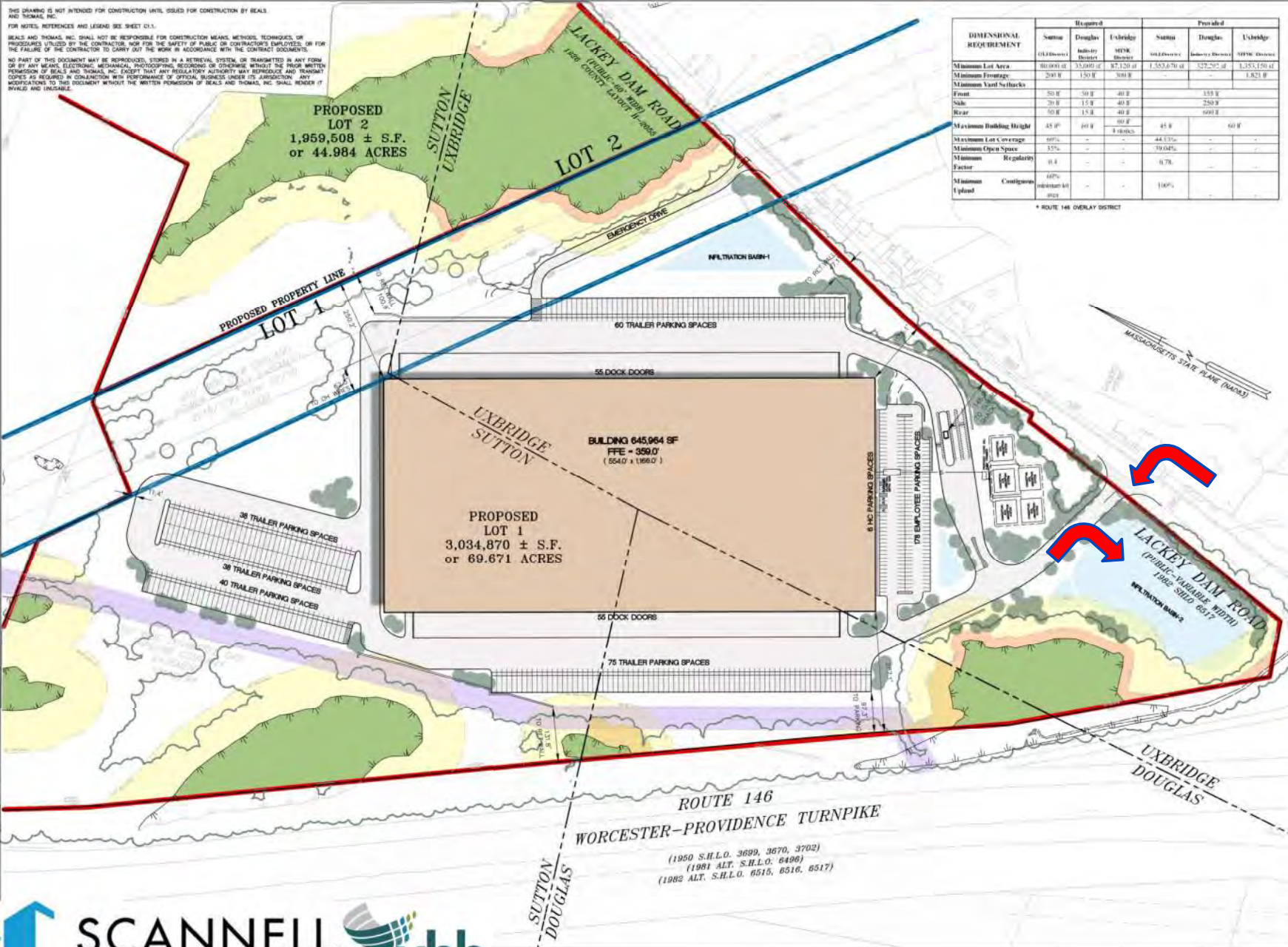
- Traffic Analysis Results
- Study Findings

Context of Traffic Impact Review

- Project site is adjacent to a state highway
- MassDOT Access Permit
- Approvals from Sutton, Uxbridge and Douglas
- Proximity to Northbridge



THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.
 FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.
 BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AGENCY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONNECTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNRELIABLE.



DIMENSIONAL REQUIREMENT	Required			Provided		
	Summit	Douglas	Uxbridge	Summit	Douglas	Uxbridge
Minimum Lot Area	80,000 sf	33,000 sf	87,120 sf	1,353,670 sf	527,207 sf	1,353,170 sf
Minimum Frontage	200 ft	150 ft	300 ft	-	-	1,821 ft
Minimum Yard Setbacks						
Front	50 ft	50 ft	40 ft	155 ft	-	-
Side	30 ft	15 ft	40 ft	250 ft	-	-
Rear	50 ft	15 ft	40 ft	600 ft	-	-
Maximum Building Height	45 ft	40 ft	40 ft	45 ft	-	60 ft
Maximum Lot Coverage	90%	-	-	44.53%	-	-
Maximum Open Space	10%	-	-	55.47%	-	-
Minimum Regulatory Factor	0.4	-	-	0.78	-	-
Minimum	40%	-	-	100%	-	-
Upland	40%	-	-	100%	-	-

* ROUTE 146 OVERLAY DISTRICT

PREPARED FOR:
SCANNELL PROPERTIES
 8801 RIVER CROSSING BLVD
 SUITE 300
 INDIANAPOLIS, IN 46240

RECORD OWNERS:
MARY BEDOIAN
BARBARA CHAIKO
 58719/38
 (57875/260)
 (7580/229)
 (5007/305)
 (4868/541)
 (4501/506)
MARY BEDOIAN
 57875/260
 (4064/177)

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
 ALL RIGHTS RESERVED

PREPARED BY:
BEALS + THOMAS
 Civil Engineers / Landscape Architects /
 Land Surveyors / Planners /
 Environmental Specialists
 BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0500 | www.bealsandthomas.com

5				
4				
3				
2				
1				
DATE	DESCRIPTION	DES	DWN	CHK'D
				APP'D

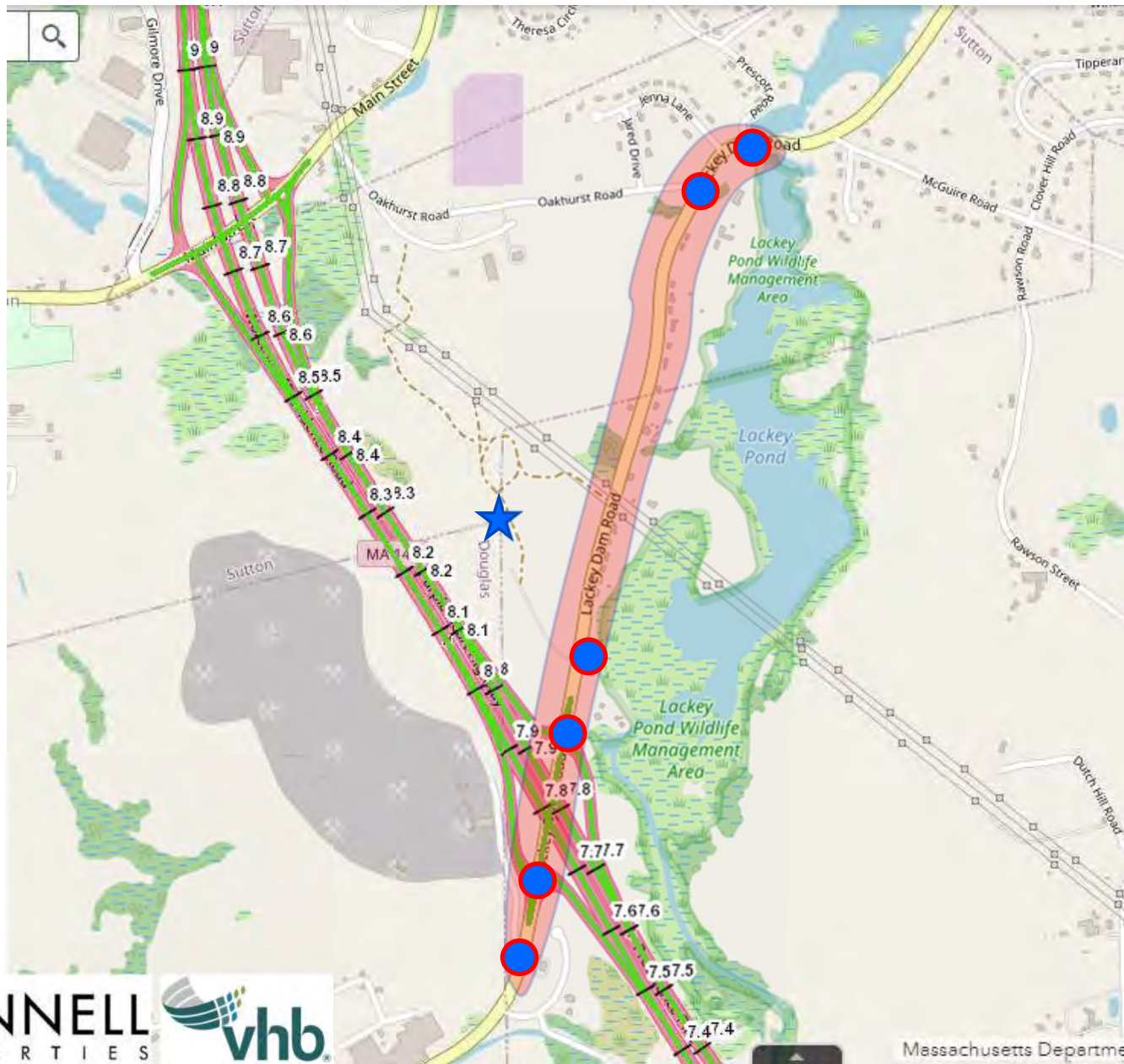
PROJECT:
BLACKSTONE LOGISTICS CENTER
 UXBRIDGE/SUTTON
 DOUGLAS, MA
 (WORCESTER COUNTY)

SCALE: 1" = 100' DATE: DECEMBER 29, 2020
 METERS
 0 10 20 30 40 50
 FEET

ZONING DIMENSIONAL COMPLIANCE PLAN

B+T JOB NO. 3077.03
 B+T PLAN NO. 3077030246-003
C1.3

Study Area



Transportation Study Methodology

- Review prior studies and planning documents
- Develop scope in consultation with each Town & MassDOT
- Perform field inventory of current conditions
- Collect detailed traffic and safety data
- Analyze the current conditions
- Estimate future traffic generation by vehicle type
- Quantify project impacts on area roadways
- Identify improvement measures required to support the project
- Review by MEPA/MassDOT and the Towns of Sutton, Douglas and Uxbridge

Next Steps

- Complete peer review process
- Complete MassDOT review process
- Local approvals
- MassDOT Access Permit
- Post construction monitoring studies