SUTTON PLANNING BOARD
Meeting Minutes
May 23, 2022

Approved _____

*Note- This meeting was held in person and remotely via Zoom in accordance with recently enacted legislation. The Chair read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: M. Gagan, R. Largess Jr., S. Paul, W. Baker, W. Talcott, E. McCallum (Associate)
Present remotely: None
Absent: None
Staff: J. Hager, Planning & Economic Development Director

Public Hearing – Accessory Apartment – 211 Putnam Hill Road

W. Talcott read the hearing notice as it appeared in The Chronicle.

James Stevenson was present to review his application. He and his wife are requesting approval of an 800 s.f. accessory apartment to be located above and existing detached garage at 212 Putnam Hill Road.

The Board viewed the floor plan, photograph and aerial layout of the lot. The Board read in the department comments from the Tax Collector, Fire Department, Assessors, and Conservation Commission.

In response to a request from the Assessor, Mr. Stevenson noted nothing is changing about the chapter land status of the property and what structures are excluded including this one. He stated he'd rather not incur this expense. J. Hager confirmed two of three comments from the Assessor are addressed, and she asked Mr. Stevenson to touch base with the Assessors to ensure they are not missing something now required by the Assessors. She also briefly reviewed her review and suggested minimum conditions.

W. Talcott asked when the recent changes tot eh accessory apartment bylaw take effect. J. Hager explained the changes must be reviewed and approved by the Attorney General and once they clear that process and a posting period they become effective retroactive to the day of the vote.

There were no public comments.

Motion: To grant the Special Permit for an 800 s.f. detached accessory apartment as presented with the following conditions: R. Largess Jr.

1. Approval of all other required departments, boards and/or commissions, especially from the Building Department and Board of Health.
2. Separate street numbers must be utilized as assigned by the Board of Assessors. Said numbers shall be clearly posted on the home and accessory apartment and at the street if not visible from the street, to ensure emergency vehicles and response personnel know where/how to gain access to each dwelling unit.

2nd: W. Baker
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye

Motion: To close the public hearing, W. Baker
2nd: W. Talcott
Vote: W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye

Public Hearing(Cont.) – Unified Buildings #2 & #3 – 40 & 42 Unified Parkway (off Boston and Providence Roads)

M. Piekarski, Director of Construction & Development for the Kraft Group reintroduced team members who were present: Attorney David Libardoni of Nutter, McClennan & Fish, John Kucich, P.E. of, Vinod Kalikiri, P.E. of Vanasse Hangen Brustlin (VHB), and Luke Norton of Head Geotechnical services.

Mr. Piekarski reviewed the community outreach efforts including the improved project website including a frequently Asked Questions (FAQ) page, text blast notification service, and a postcard mailing. Additionally, they will be hosting a neighborhood meeting on Wednesday, may 25th at 6 PM Unified's headquarters on Route 146 to focus on the ongoing activities including blasting operations and have a one on one conversation with residents. In response to a question from the Chairman, M. Piekarski reminded the public blasts are usually planned for 12 PM and they are moved to 3 PM only if need be.

He overviewed comments that have been received. They will be addressing the more technical comments from the town departments and peer review consultants in one response. Additional public comments and feedbacks have been addressed through a formal response letter from D. Libardoni. He stated there were three areas on which they would like to provide additional information tonight. 1) scenic roadway/public shade tree application; 2) Community Fiscal Impact Assessment; and 3) Sound Study.

Scenic Roadway/Public Shade Tree Application: They have provided additional photographs of proposed changes near the Boston Road entrance with markings/notes to show the extent of widening. They will add an eastbound left turn lane to allow the balance of east bound traffic to continue to move through this intersection freely. All widening is proposed along the Unified frontage on Boston Road. The subject of the application is a 30' length of stone wall and a large sycamore tree that will need to be removed to complete the required widening. S. Paul asked how much additional right of way is available to the south for widening? The applicant wasn't sure but will look into this. M. Gagan asked if an arborist has evaluated the tree. M. Piekarski stated they have not, but would be happy to do this if required. Mr. Piekarski stressed they don't want to effect the tree either, unfortunately the alignment the width of the right of way and the elevation and location of the tree present unique challenges. If they shift the entrance too far west, they hinder operations at the Galaxy light. If they shift it too far east, they impact wetland resource areas and effect sight distance. R. Largess Jr. noted typically they allow stones to be removed if need be if they are re-used on the site. The tree has a value and he stated the tree has a value so if it needs to come down a value will be assigned and need to be paid and/or trees planted elsewhere as he didn't feel they were needed at this site. W. Baker said an arborist should evaluate the tree. M. Piekarski stated they will repurpose the stones either within a monument entrance sign or by replicating the wall along or within the entrance. J. Hager summarized the right of way should be defined, an arborist must evaluate the tree, and the impact of shifting the Parkway east and south should be evaluated. She reminded the Board the Historic Commission has asked to be given time for their input. W. Talcott asked if height clearance is an issue with the tree close to the road. Mr. Piekarski did not think this was an issue. W. Talcott advocated for multiple trees placed appropriately to minimize future conflicts in the sycamore had to be removed. He asked about the commitment to spend up to 100k to rectify impacts. J. Hager stressed funds reference in the TIF are separate from roadway improvements that may otherwise be required per the peer review. W. Talcott asked if sidewalks are planned on Boston Road, noting employees may walk down to the plaza. There are no plans for sidewalks along Boston Road.

M. Gagan has some concerns/confusion with the numbers in the traffic study. He stressed no truck should need to go left onto Boston Road.

M. Piekarski clarified the 30% of traffic that is shown exiting to the left out of the Boston Road entrance does not include trucks as these are restricted from turning left per the subdivision approval conditions.

W. Baker stated he moved to Town when the earth removal companies were operating at this location. He stated there were BIG issues with dust, but it's now been quite some time since these operations have ceased. He asked how dust will be controlled? M. Piekarski stated once the hill in the Town's former gravel pit is down the situation will improve, hopefully by mid to late summer. He stated they will make additional efforts to stabilize portions of the site that will be exposed for any duration of time in addition to watering and other measures they are already undertaking.

Community and Fiscal Impact Assessment: Information required by the Zoning Bylaw has been consolidated into one document.

Sound Study: A study has also been provided that shows the site will be compliant with DEP noise standards. Mr. Piekarski noted the study doesn't do justice to the amount of evaluation that actually went into the document. He noted longer term 10-day sound measurements were taken at two fixed locations on the site and a series of short term readings were taken all over the site. J. Hager has asked for a map showing the sound reading locations.

The Chairman reviewed some of the ground rules before opening up the hearing to public comment.

James Marran of 80 Burbank Road has concerns as follows:

- Per Graves Engineering review it appears only direct abutters were notified, not those within 300'.
- The traffic study was not stamped. V. Kalikiri stated it wasn't a stated requirement but he can do that.
- He questioned the growth rates utilized, lack of secondary road way impact review, and other aspects of the traffic study including not having traffic from building #1 accounted for in the study. M. Piekarski re-stated when they have sufficient information to proceed with permitting on Building #1 they will do so, including filing a traffic study that will evaluate and mitigate the traffic impacts from this facility as well as the traffic from Buildings #2 & #3 and any other know projects at that time in a cumulative manner.
- Will the Town consider specific routing for constriction traffic? J. Hager responded yes the Board would consider this.
- At previous meetings it was stated excluding Building #1 from the traffic study allows these two building to move forward without MassDOT review. Is this in the best interest of the Town?
- The Board should consider a new bylaw with clear local oversight over blasting.

J. Hager noted that the Graves comment refers to their preference to see all abutters within 300' on the existing conditions plan. She confirmed, and showed those present, that all abutters within 300' had been notified per the certified abutters lists provided by the Board of Assessors. In response to a follow-up comment, J. Hager stated the law only requires notification to abutters to abutters within 300' of the subject property. The Board would consider an expanded notification area for larger projects although not required by law.

Andrea Mattei of 21 Golf Ridge Drive she had the following questions/comments:

- What is the legal authority to separate the review of the three parcels as opposed to requiring the filing and evaluation of the combined impacts?
- Concerns with various aspects of the traffic study and the effect on secondary roads considering their width/capacity.

- The Board should consider placing restrictive covenants on use of the land so certain elements and impacts of operations are known moving forward.
- Asked Unified to bind themselves that Building #1 won't be a last mile/direct to consumer facility. J. Hager noted this use is currently prohibited in Sutton, an application cannot be filed to permit the use.

Christine Watkins of 65 McClellan asked in follow up to the previous commentary if Town Meeting can change this prohibition with only a very small number of residents present? The response was yes, those who choose to participate in Town Meeting, even if it's a small percentage of the total population, make these decisions. She asked for confirmation that without a restrictive covenant the bylaw could be changed to allow a direct to consumer facility. J. Hager confirmed this was the case, but added she was not at all certain if it would be legal for the Board to require a restrictive covenant that limits the use of private property for forever.

Keith Downer, Historic Chairman asked if there is a timeframe for approval of the scenic roadway application? J. Hager stated she will look into this. He asked for the applicant to try to save the tree "beyond a reasonable doubt".

Keith Downer 334 Boston Road thought there was a push by the State years ago to alleviate light at Boston Road and Route 146 do the flyover. He asked if this has been reconsidered in addition to any other measures to ensure anticipated truck traffic is adequately mitigated.

Brian Stevenson 664 Central Turnpike asked if sidewalks or bike paths were considered to accommodate traffic to the Galaxy project. W. Baker stated there are infrequent bike and pedestrian users. B. Stevenson thought this should be taken into consideration especially if there will be future housing on the site.

Gina Betti 107 Dudley Road asked the Board to consider the tradeoff between economic development and quality of life and evaluate the impacts of new noise levels, new traffic patterns, etc. She stressed trees are very much need trees especially at an industrial and spoke on behalf of the London Plane tree asking that it not be cut down. Again she called for consideration and balance in impacts versus benefits.

J. Hager asked that the applicants look into the status of three additional projects in the vicinity that will impact particularly the intersection of Boston Road and Route 146. The projects include two warehouses of 451k and 518k s.f. in construction in Uxbridge in Campanelli Park and a 1.1 million warehouse in Douglas that may or may not be approved.

Motion: To continue the public hearing to June 27th at 7:00 PM, S. Paul
2nd: W. Baker
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye

Action Items

Form A Plans – None.

Retreat Lot Covenant and Plan Approval/Endorsement – 435 Boston Road
Motion: To endorse the covenant and plan dated 6/18/21 for the retreat lot at 435 Boston Road, R. Largess Jr.
2nd: S. Paul
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul – aye

Administrative Items

Motion: To approve the minutes of 4/125/22, R. Largess Jr.
2nd: W. Talcott
Vote: 4-0-1, W. Talcott – aye, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye
W. Baker – abstained as she wasn't present at the meeting

Filing – The Board acknowledged the following filing:

- 3 Lackey Dam Road – Warehouse w/ Distribution Special Permits & Site Plan Review - Hearing June 13th at 7:30 PM

Board Business: None.

Correspondence:

- CMRPC Annual Award Meeting June 6th – Sutton will receive an award along with Douglas and Uxbridge for Responsible Regionalism for their joint work on the Blackstone Logistics Center hearing process.
- Northbridge Notice of Approval for a 9 hole 3 par golf course on Upton Street.

Motion: To adjourn, R. Largess Jr.
2nd: S. Paul
Vote: 5-0-0, W. Talcott – aye, W. Baker, M. Gagan – aye, R. Largess Jr. – aye, S. Paul - aye

Adjourned 9:00 PM

Covid Meeting Statement:

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit www.zoom.us/join and enter Meeting ID: **886 1304 2424** Passcode: **919179.** The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.

40 & 42 Unified Parkway, Sutton, Massachusetts

Site Plan Review, Special Permits & Scenic Road Alterations

Planning Board Hearing

May 23, 2022

Agenda

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

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

Community Outreach

- 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

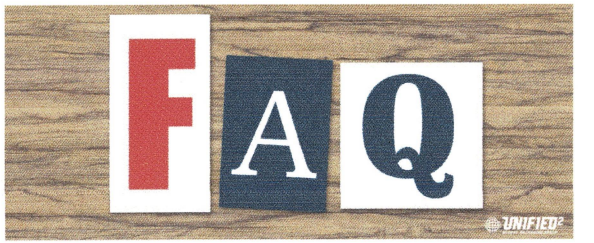
Continue reading →

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 5 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 5 will coincide with Lot 1, Lot 2 and Lot 5.

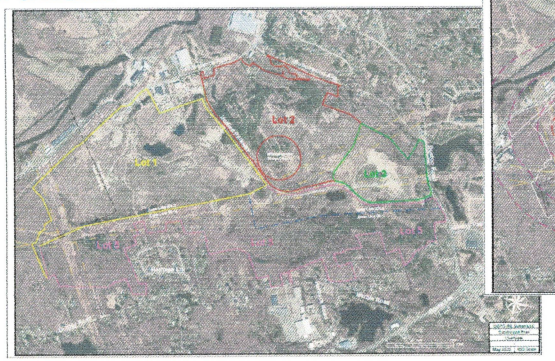
The Overall Site Plan & Unified Parkway <<link to Overall Site Plan & Unified Parkway map>> shows the general configuration of Unified Parkway connecting Providence Road to Boston Road through the site as well the three proposed buildings.

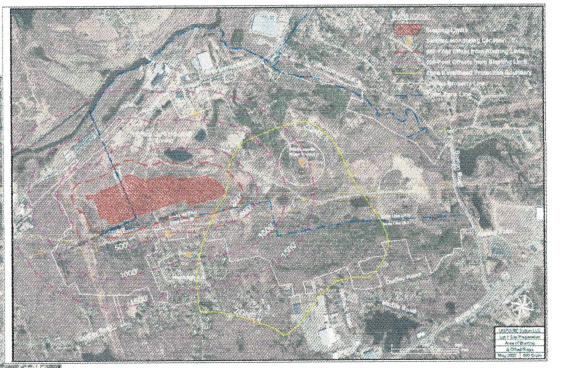
What has been approved by the Town so far?

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).





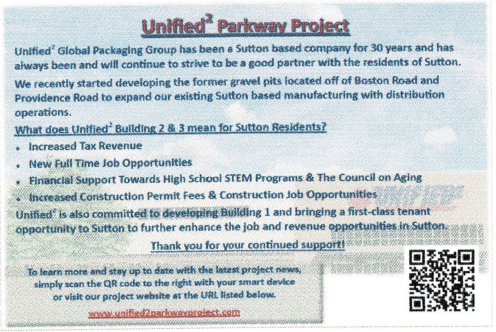
Community Outreach

- Blasting Text Notification Service
  - Available To Everyone
  - Provide Realtime Updates
  - Notification The Morning Of
  - Notification Prior To Blast

Blasting Updates
Stay Informed
Text UNIFIED to
781-208-9906

- 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



Unified² Parkway Project

Unified² Global Packaging Group has been a Sutton based company for 30 years and has always been and will continue to strive to be a good partner with the residents of Sutton.

We recently started developing the former gravel pits located off of Boston Road and Providence Road to expand our existing Sutton based manufacturing with distribution operations.

What does Unified² Building 2 & 3 mean for Sutton Residents?

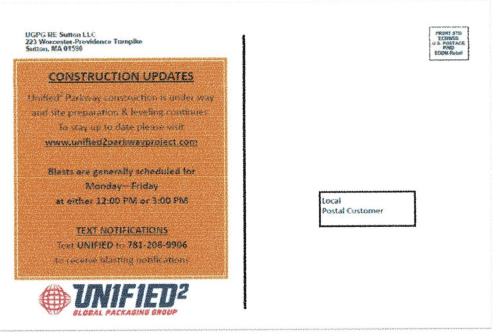
- Increased Tax Revenue
- New Full Time Job Opportunities
- Financial Support Towards High School STEM Programs & The Council on Aging
- Increased Construction Permit Fees & Construction Job Opportunities

Unified² is also committed to developing Building 1 and bringing a first-class tenant opportunity to Sutton to further enhance the job and revenue opportunities in Sutton.

Thank you for your continued support!

To learn more and stay up to date with the latest project news, simply scan the QR code to the right with your smart device or visit our project website at the URL listed below.

www.unified2parkwayproject.com



UGPG RE Sutton LLC
223 Worcester-Providence Turnpike
Sutton, MA 01590

CONSTRUCTION UPDATES

Unified² Parkway construction is under way and site preparation & leveling continues.
To stay up to date please visit
www.unified2parkwayproject.com

Blasts are generally scheduled for
Monday—Friday
at either 12:00 PM or 3:00 PM

TEXT NOTIFICATIONS
Text UNIFIED to 781-208-9906
to receive blasting notifications

UNIFIED²
GLOBAL PACKAGING GROUP

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
Permit
ECRWSS

Local
Postal Customer

Response to Public Comments

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

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
  - 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

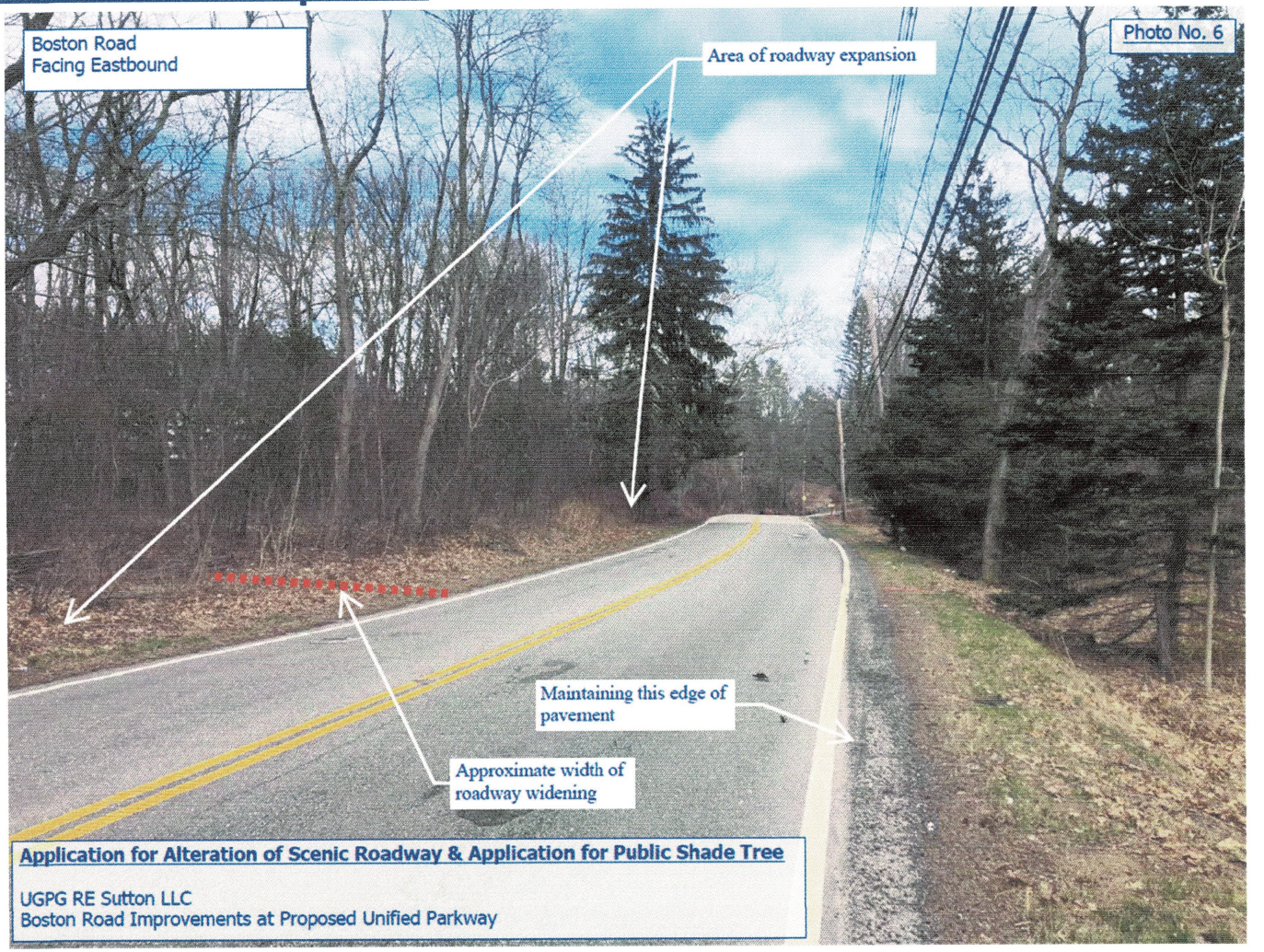
Scenic Road Alteration Update

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

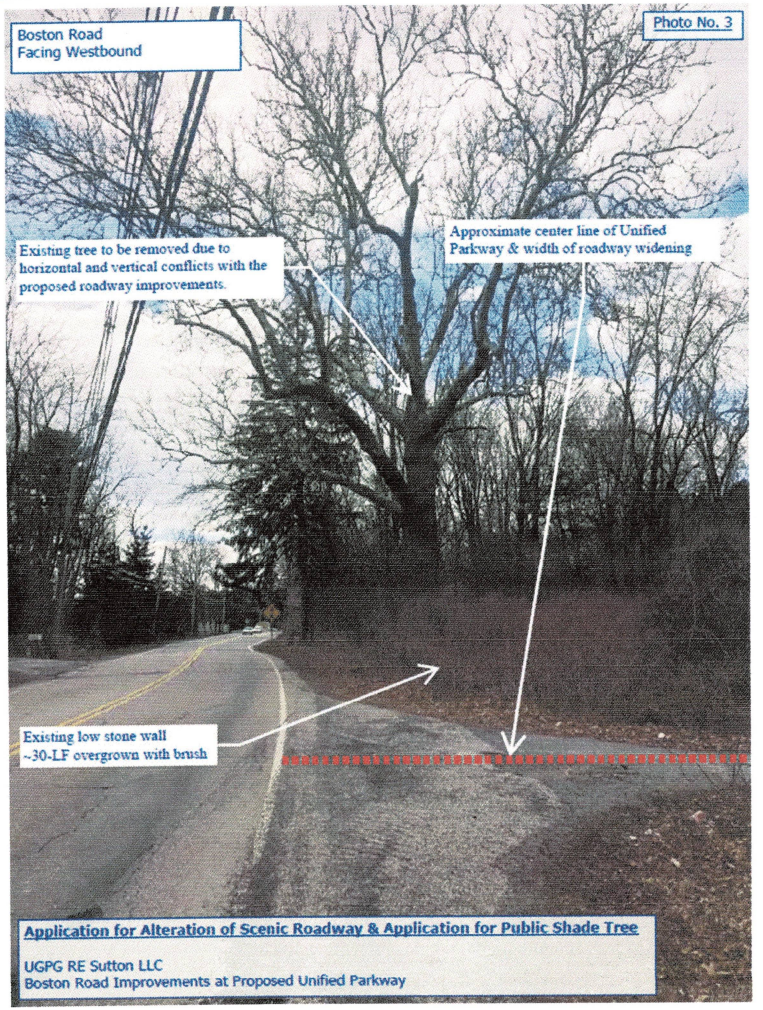
UGPG RE Sutton LLC
Boston Road Improvements at Proposed Unified Parkway

Scenic Road Alteration Update

Scenic Road Alteration Update

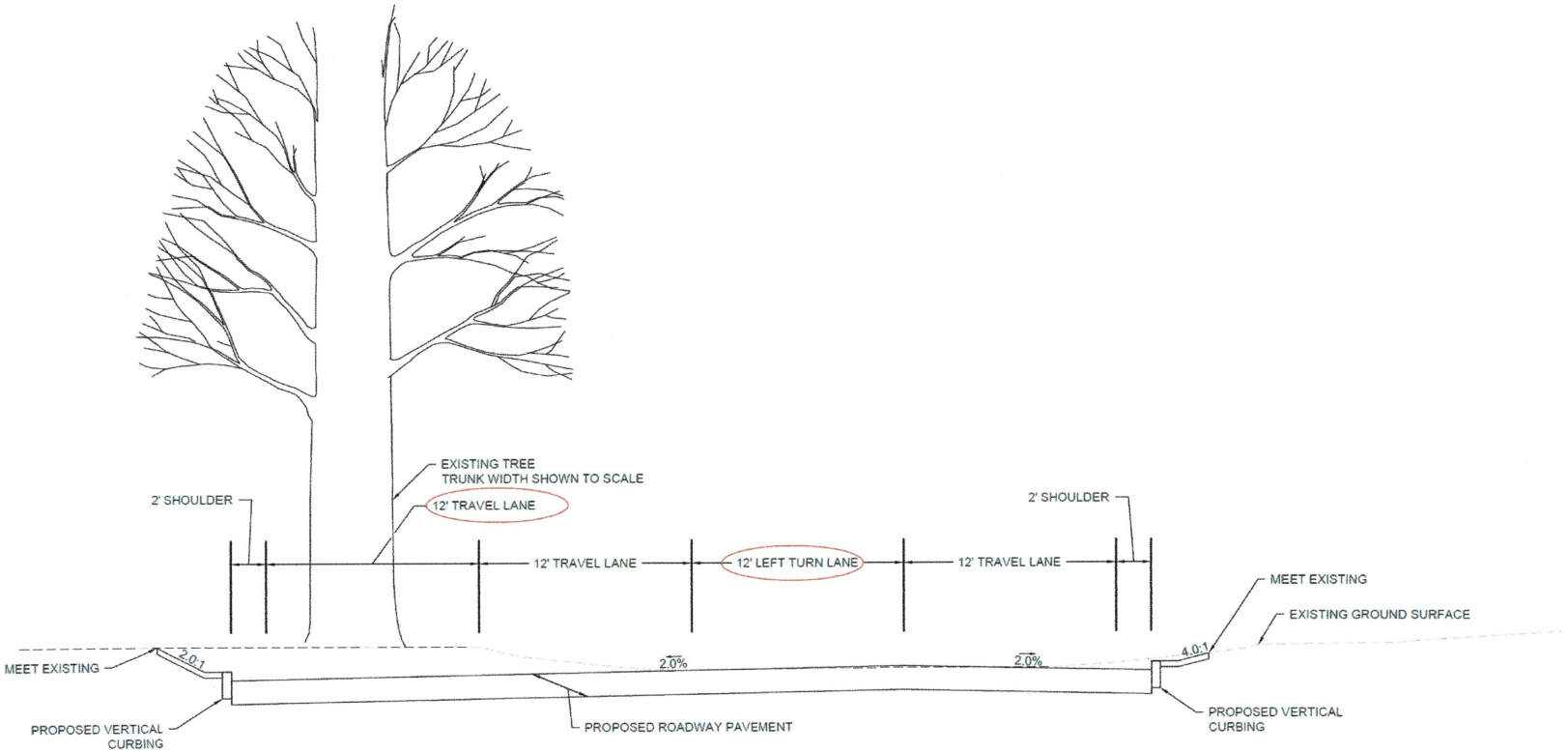


Scenic Road Alteration Update



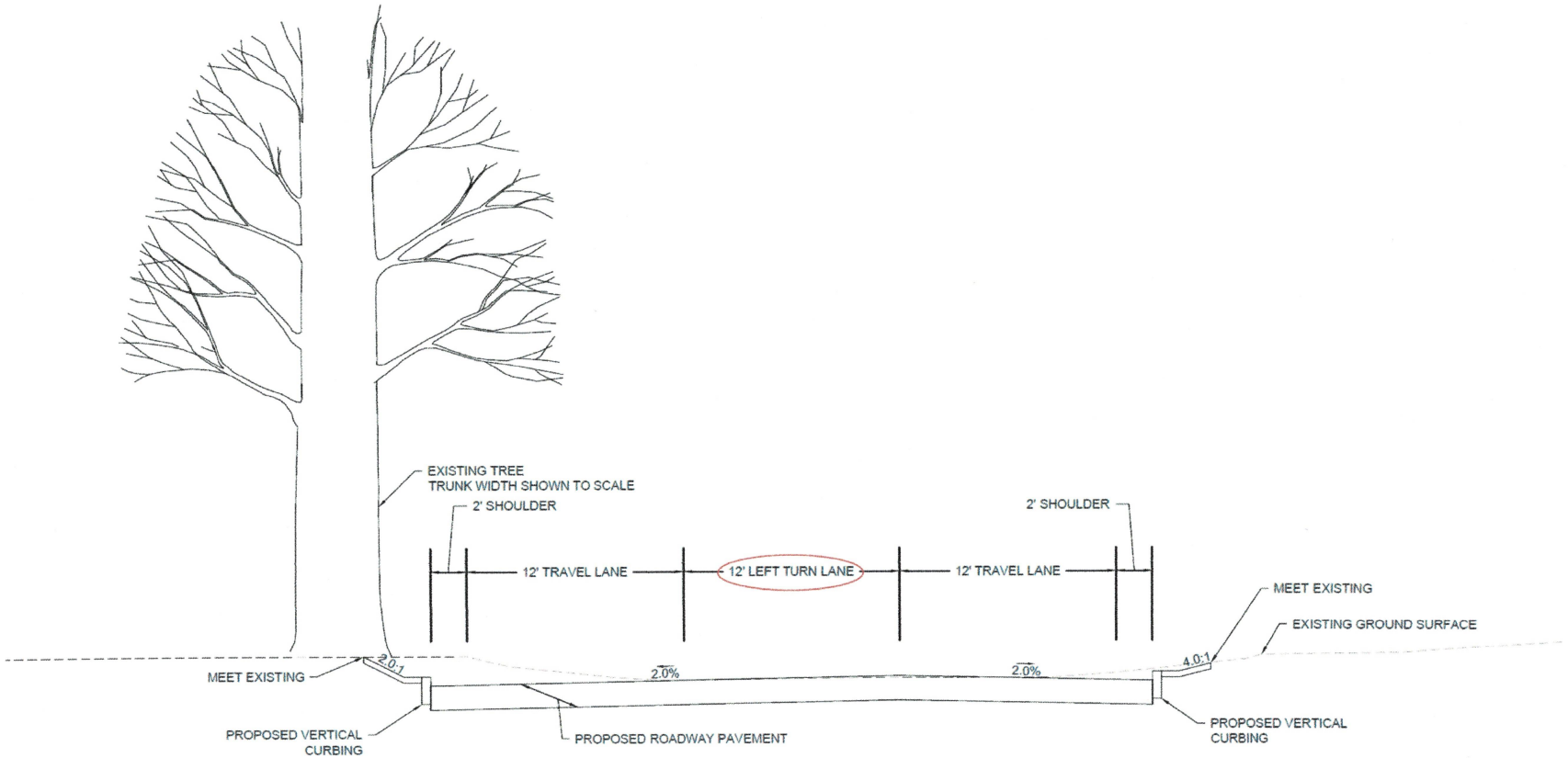
Scenic Road Alteration Update

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

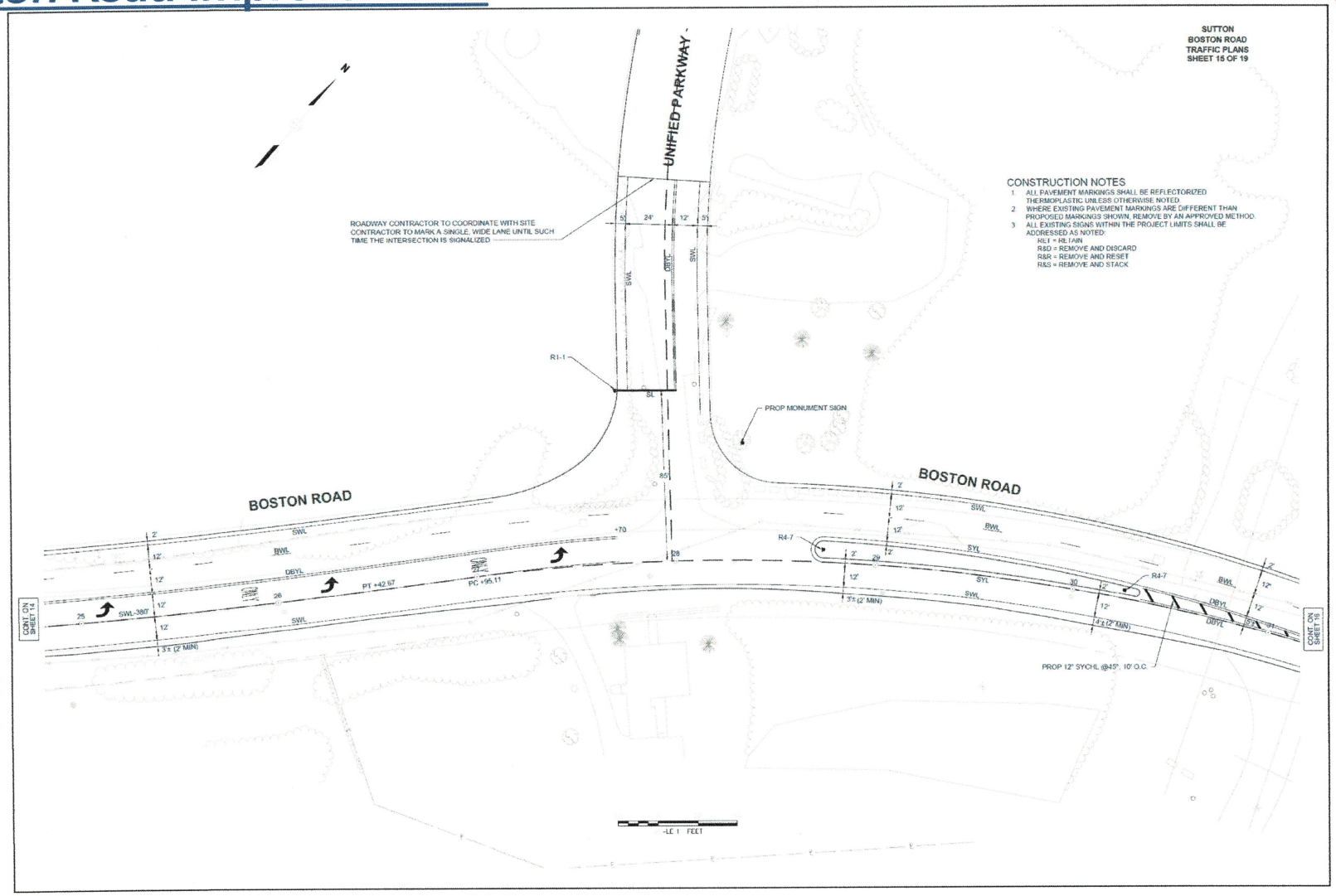
UNIFIED²
GLOBAL PACKAGING GROUP

Q & A Session

Response to Public Comments

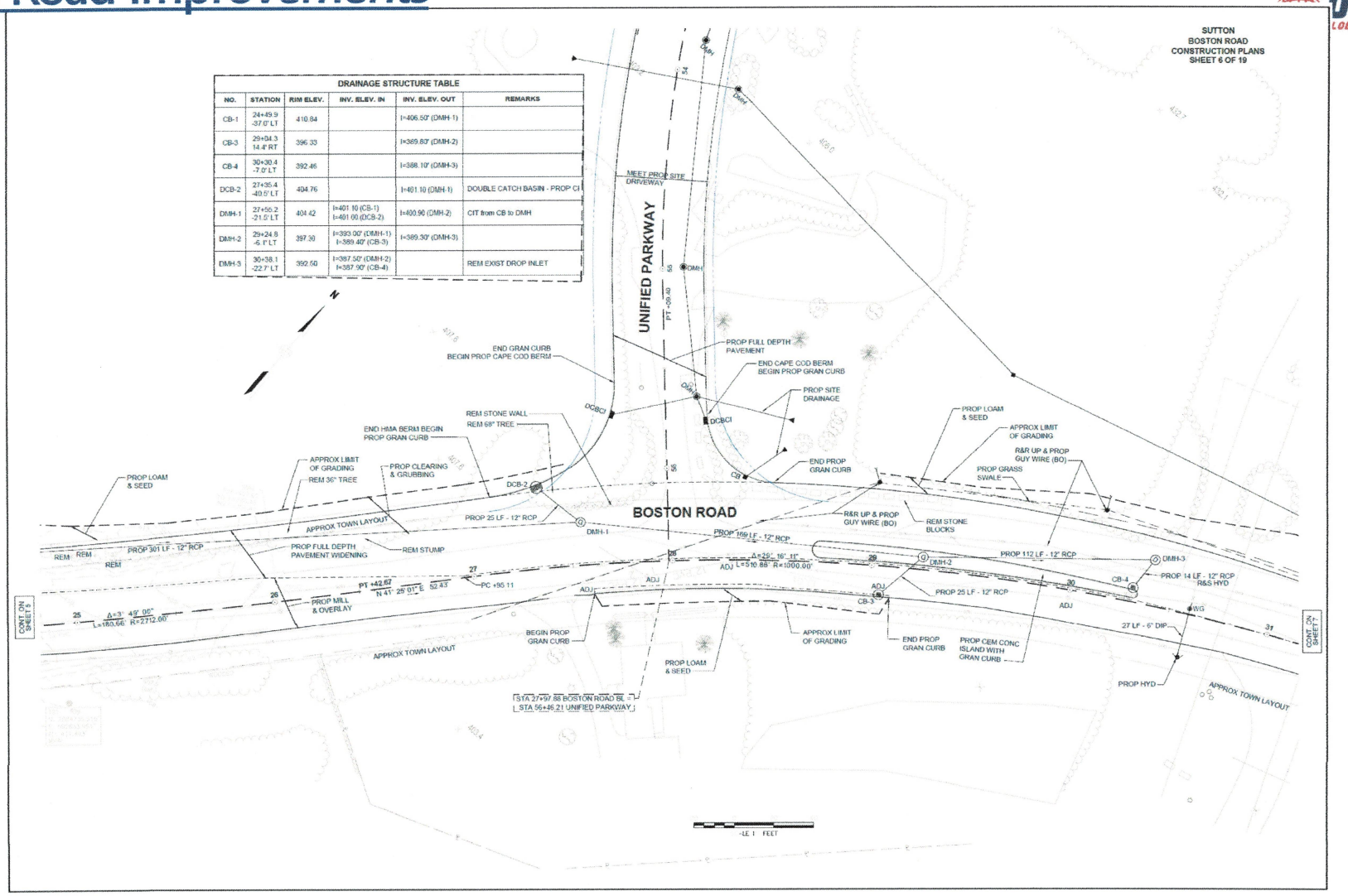
- ❑ Consolidated Community and Fiscal Impact Statement
- ❑ Sound Study
  - ❑ Short- & Long-Term Ambient Background Levels Were Measured
  - ❑ Abutting Receptor Locations Were Identified
    - ✓ Boston Road
    - ✓ Buttonwood Ave
    - ✓ Heritage Lane
    - ✓ Dudley Road
  - ❑ Building 2 and 3 were modeled
    - ✓ 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

Boston Road Improvements



Boston Road Improvements

UNIFIED² GLOBAL PACKAGING GROUP

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