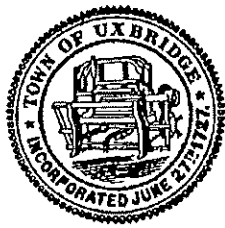


MAY 20 '19 AM 8:42



Town of Uxbridge  
Planning Board  
21 South Main Street  
Uxbridge, MA 01569  
(508) 278-8600 ext. 2013

Received by  
Uxbridge  
Town Clerk

**TOWN OF UXBRIDGE**

**SPECIAL PERMIT MODIFICATION  
FOR MAJOR NONRESIDENTIAL PROJECT  
DECISION AND CERTIFICATE OF ACTION  
LOTS 1 & 4 MEDLINE INDUSTRIES, INC. c/o MRE UMA LLC  
FY18-17MOD, 80 & 81 CAMPANELLI DRIVE, Lots 1 & 4**

Date: May 8, 2019

Name of Owner/Applicant: Medline Industries, Inc. c/o MRE UMA LLC  
Address of Owner/Applicant: 3 Lakes Drive  
Northfield, IL 60093

Location of Property: 1. 80 Campanelli Drive  
2. 81 Campanelli Drive

Assessors Maps/Parcels: 1. Map 28 Lot 1746  
2. Map 33 Lot 0342

Deed Books/Pages: 1. Deeds Bk. 59237 Pg. 347  
2. Deeds Bk. 59237 Pg. 347

Site Plan Dated: April 23, 2018; Last revised January 23, 2019  
Engineer or Land Surveyor: Kelly Engineering Group, Inc.  
0 Campanelli Drive  
Braintree MA 02184

Zoning District(s): Industrial B

## BACKGROUND/SUMMARY

On March 5, 2019, an application was received by the Planning Board and duly filed with the Uxbridge Town Clerk, for a Special Permit Modification for Major Nonresidential Project (the "Special Permit") to raise the finish floor elevation by four (4) feet with no change to the use, building design, parking, or impervious areas of the proposed/construction/operation of the approximately 799,000 sf warehouse and distribution facility with an approximately 23,245 sf mezzanine (total building area is 822,245 square feet) and associated car parking, trailer parking, loading and other development features on Lots 1 and 4 of 80 & 81 Campanelli Drive. The Special Permit is sought pursuant to Article VI, §400-20, Uxbridge Zoning Bylaws ("UZB" or "Zoning Bylaw"), "Special Permit for Major Nonresidential Project" and pursuant to such other applicable provisions of the Zoning Bylaws. A storm water management permit application and an importation modification application were concurrently requested.

Notice of the Public Hearing was scheduled and published in the "Worcester Telegram & Gazette" for March 20, 2019 and March 27, 2019, posted in the Uxbridge Town Hall, and abutters were notified by way of certified mail. The Public Hearing was opened and closed on April 10, 2019.

## FILINGS

The Planning Board has received the following written materials:

1. The application submitted by Kelly Engineering Group, Inc. on behalf of MRE UMA LLC consisted of a Special Permit Application Modification Form, Letter to the Board which included a project description narrative and a request for a modification to the existing Stormwater Management Permit & the Importation Permit, a copy of the Quitclaim Deed, a copy of the Application for Certified Abutters List, a copy of the certified Abutters List, Locus Map, Cut Fill Analysis report dated January 24, 2019, by Alston Construction, and a Site Plan.
2. Plans, entitled "Site Development Plans for Medline Lots 1 and 4 Campanelli Drive", prepared by Kelly Engineering Group, Inc., dated April 23, 2018 with a final revision date of January 23, 2019, included the following plan sheets:
  - Sheet 1 Cover Sheet
  - Sheet 2 Overall Existing Conditions Plan
  - Sheet 3 Overall Layout Plan
  - Sheet 4 Existing Conditions Plan (Part 1)
  - Sheet 5 Existing Conditions Plan (Part 2)
  - Sheet 6 Existing Conditions Plan (Part 3)
  - Sheet 7 Existing Conditions Plan (Part 4)
  - Sheet 8 Layout Plan (Part 1)
  - Sheet 9 Layout Plan (Part 2)
  - Sheet 10 Layout Plan (Part 3)
  - Sheet 11 Layout Plan (Part 4)
  - Sheet 12 Grading Plan (Part 1)

## FILINGS continued

- Sheet 13 Grading Plan (Part 2)
- Sheet 14 Grading Plan (Part 3)
- Sheet 15 Grading Plan (Part 4)
- Sheet 16 Sewer and Drainage Plan (Part 1)
- Sheet 17 Sewer and Drainage Plan (Part 2)
- Sheet 18 Sewer and Drainage Plan (Part 3)
- Sheet 19 Utility Plan (Part 1)
- Sheet 20 Utility Plan (Part 2)
- Sheet 21 Utility Plan (Part 3)
- Sheet 22 to 26 Detail Sheet

3. Related Materials include the following:

- Quitclaim Deed Book 59237 Page 347
- Permit Amendment Report dated 02/19/19
- Medline authorization letter dated 02/28/19
- Cut fill analysis from Alston Construction dated 01/24/19

4. File Correspondence:

- dated 03/05/2019. Email notification of all Town Departments, Boards, & Commissions
- dated 03/20/2019. Graves Engineering Inc., review
- dated 04/23/2019. Reply to Graves review
- dated 04/29/2019. Graves Engineering Inc., review

## DECISION

**MOTION** made by Mr. Desruisseaux to endorse the Special Permit Modification for the major non-residential project for Lots 1 & 4 for Medline Industries Inc.

Motion was seconded by Mr. Hauck. The motion carried 5-0-0. This decision is granted based on the following findings and conditions as noted herein. A modification of the Importation Permit was also granted. The findings and conditions of approval are set forth below.

## FINDINGS

In granting the Special Permit with conditions, the Board finds that any adverse effects of the proposed use of land will not outweigh its beneficial impact to the Town, in view of the particular characteristics of the site, its zoning and the proposal in relation to the site. The Board finds that the standards of the Uxbridge Zoning Bylaws §400-20 have been substantially met, that the application as a whole substantially conforms to the intent of the Zoning Bylaws and proposes an appropriate and beneficial development of the site. The Board has also taken into consideration the following:

1. The social, economic and community needs which are served by the proposal are positive.

The modification does not impact the finding made in the Special Permit decision dated June 27, 2018; Worcester Registry of Deeds: Book 59138 Page 71.

2. There is little to no impact on traffic flow and safety, including parking and loading.

The modification does not impact the finding made in the Special Permit decision dated June 27, 2018; Worcester Registry of Deeds: Book 59138 Page 71.

3. There is no impact on utilities and other public services.

The modification does not impact the finding made in the Special Permit decision dated June 27, 2018; Worcester Registry of Deeds: Book 59138 Page 71.

4. There is little to no impact on the neighborhood character and social structures.

The modification does not impact the finding made in the Special Permit decision dated June 27, 2018; Worcester Registry of Deeds: Book 59138 Page 71.

5. There will be a positive impact on the natural environment.

The proposed project will have storm water management, which meets or exceeds the DEP Stormwater Management Standards and Town Bylaw Chapter 290 (Stormwater) with Plans and documents to be revised as necessary to comply with outstanding comments in the Graves Engineering review letter dated April 30, 2019, Exhibit 1 is attached to be added as a Condition and with the finding made in the decision dated June 27, 2019.

6. The potential fiscal impact on town services, tax base and/or employment is positive.

The modification does not impact the finding made in the Special Permit decision dated June 27, 2018; Worcester Registry of Deeds: Book 59138 Page 71.

7. Pursuant to Uxbridge Zoning Bylaw 400-20G, the Planning Board finds that the application, with Conditions, meets each of the required traffic, environmental, community, and fiscal standards as stated in Findings 1-6. The modification does not substantially impact the findings made in the Special Permit Decision dated June 27, 2018. The Planning Board also finds that the application, with Conditions, as a whole, substantially conforms to the intent of the Bylaws and proposes an appropriate and beneficial development to the site.

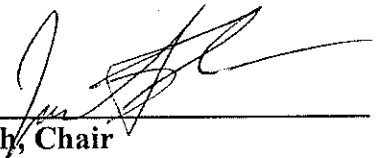
## CONDITIONS

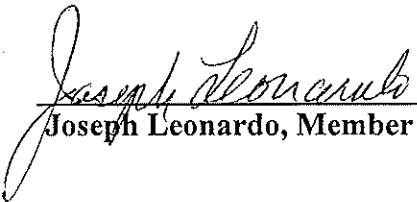
1. The Applicant shall comply with all applicable laws, bylaws, regulations, and permit conditions required by the Planning Board, Conservation Commission, Board of Health, Building Department, Fire Department, Department of Public Works, and all other departments and agencies for this project.
2. The Applicant shall adhere to the conditions noted on the approved Plan.
3. The Applicant shall install and maintain all plantings shown on the site plan or deemed necessary by the Planning Board.
4. The Applicant shall be responsible for all snow management, trash removal and site maintenance.
5. Prior to applying for occupancy building permit from the Building Inspector, the Applicant must notify the Planning Board and schedule a pre-construction meeting.
6. The Special Permit, including any attachments or appendices thereto shall be recorded at the Worcester Registry of Deeds within six (6) months. Said time shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17. The Applicant shall submit evidence of such recording to the Planning Board.
7. This Special Permit shall lapse in three (3) years on May 8, 2022, if a substantial use thereof has not commenced, except for good cause, or in the case of a permit for construction, if construction has not begun by such date except for good cause. Said time shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L Chapter 40A, Section 17.
8. The secondary access from the site to High Street shall be gated on Lot 4 and may be used for emergency purposes.
9. Plans and documents shall be revised as necessary to comply with outstanding comments in the Graves Engineering review letter dated April 30, 2019, Exhibit 1 is attached.
10. Construction hours shall be Monday-Friday 7:00 am to 7:00 pm, Saturdays 8:00 am to 5:00 pm, and other hours by notification of the Police Department.

**SPECIAL PERMIT FOR MAJOR NONRESIDENTIAL PROJECT  
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FY18-17MOD, 80 & 81 CAMPANELLI DRIVE**

SAID SPECIAL PERMIT APPROVAL IS GRANTED PURSUANT TO M.G.L. CHAPTER 40A, SECTION 9. APPEALS FROM THIS DECISION SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 17.

**UXBRIDGE PLANNING BOARD**

  
James Smith, Chair

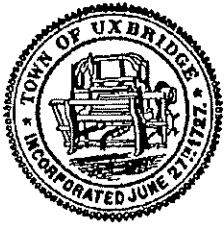
  
Joseph Leonardo, Member

  
Barry Desruisseaux, Vice-Chair/Clerk

  
Barry Hauck, Member

  
Eli Laverdiere, Clerk

  
Date



**SPECIAL PERMIT FOR MAJOR NONRESIDENTIAL PROJECT  
DECISION AND CERTIFICATE OF ACTION  
LOTS 1 & 4 MEDLINE INDUSTRIES, INC. c/o MRE UMA LLC  
FY18-17MOD, 80 & 81 CAMPANELLI DRIVE**

I hereby certify that twenty (20) days has elapsed from the date this decision was filed and that no appeal has been filed in this office.

A true copy: ATTEST

\_\_\_\_\_  
Town Clerk/Assistant Town Clerk  
(Town Seal Affixed)

\_\_\_\_\_  
Date



100 GROVE ST. | WORCESTER, MA 01605

April 29, 2019

T 508-856-0321

Attn: Lynn Marchand  
 Uxbridge Planning Board  
 21 South Main Street  
 Uxbridge, MA 01569

F 508-856-0357  
 gravesengineering.com

**Subject: Medline Facility  
 Lots 1 and 4 of Campanelli Drive  
 Proposed Amendment to Special Permit, Fill/Importation Permit &  
 Stormwater Management Permit  
 Peer Review #3**

Dear Members of the Board:

We received the following on April 24, 2019;

- Drawings entitled "Site Development Plans for Medline, Lots 1 and 4 Campanelli Drive" (Sheets 1, 9, 10, 13, 14, 17, 18, and 20) dated April 23, 2018 and last revised April 5, 2019 and prepared by Kelly Engineering Group, Inc. (8 sheets)
- Point-by-point response letter addressed to the Uxbridge Planning Board, dated April 23, 2019, prepared by David Mackwell, Kelly Engineering Group, Inc., with attached test pit logs
- Letter addressed to the Uxbridge Planning Board, dated April 22, 2019, prepared by David Mackwell, Kelly Engineering Group, Inc, re: "Medline Facility, Importation Permit #18-18B, Yearly Report"

This letter is a follow-up to our previous review letters dated March 20 and April 12, 2019. For clarity, comments from our previous letter are *italicized* and our comments to the Applicant's responses are depicted in **bold**. Previous comment numbering has been maintained. Comments marked as "acknowledged" indicate they have been satisfactorily addressed.

Our comments follow:

1. *In general, the layout and utilities associated with the Medline site are relatively unchanged from the approved site plan, the grading has been adjusted to raise building 4 feet and portions of the site accordingly. Previously proposed retaining walls have been adjusted in areas and expanded in others as well as some other minor changes (guardrails, drainage adjustments).*  
**No further comment required.**

2. *The narrative of the cover letter states that the purpose of the amendment is to limit construction within bedrock and groundwater based on the results of "additional geotechnical investigations". The results of these investigations do not appear to have been included in this submission. GEI notes that there are several stormwater basins on Lots 1 and 4 where soil testing has not been completed (noted with "proposed" test pits), and bedrock was encountered in two basins during the construction of the Campanelli Drive right-of-way. The Engineer should consider completing the remaining test pits in these basins as soon as possible to verify that the offset to bedrock and groundwater is met for the proposed stormwater basins.*

*April 12, 2019 comment: The Engineer responds that the test holes are scheduled for April 11<sup>th</sup> or 12<sup>th</sup>. GEI has no further comment pending the results of these test holes.*

**Test pits SE#14 at infiltration basin #1D and SE#6 at infiltration basin #4B were performed, and the test pits logs included with this submission appear to indicate that the 2-foot offset to**

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 Amendments\upb042919\_MedlineAmendment1.ltr.doc



groundwater or ledge will be met. Test pit SE#13 on Lot 1 (parking lot) has not been performed yet; the Engineer responds that this test pit will be performed when the earthwork on this lot begins. GEI has not further comment pending the results of test pit SE#13.

3.-5. *Previously acknowledged.*

6. *On Sheet 13, the construction detail of the perforated trench drain must specify the material of the 8" pipe and note that the pipe is perforated.*

*April 12, 2019 comment: A label was added but it is cut off by the viewport of the drawing. Our comment remains.*

**Acknowledged.** The label has been moved and specifies 8" perforated PVC.

7. *Previously acknowledged.*

8. *The rim and invert elevations listed for catch basins CB B9A and B9B are identical; the Engineer shall review and revise.*

*April 12, 2019 comment: No revisions were made relative to this comment. To clarify, both structures have rim elevations of 478.4 and invert elevations of 478.4. The Engineer shall review and revise as necessary.*

**Acknowledged.** The invert elevations have been revised to 475.7.

9.-12. *Previously acknowledged.*

13. *The Board shall note that the proposed importation has been revised to 82,640 cubic yards (net). The Engineer has provided cut and fill analysis calculations that appear to be in order (GEI has not independently checked the cut and fill calculations).*

**No further comment required.**

**Additional Comments April 12, 2019**

14. *The outlet invert elevations were changed on DMH/WQD-A and Outlet Structure A-1. These outlet elevations were incorrect in the previous submission; GEI has no issues with the revised outlets. However, the stated pipe lengths and slopes do not agree with the inlet and outlet elevations of these pipes.*

**The invert elevations of the flared end sections connected to Outlet Structures A-2 and B-2 have been revised, but the discrepancy between DMH/WQD-A and FES A-1 has not been corrected.**

15. *The Sheet Index on the cover sheet does not indicate that Sheets 9 and 18 were revised as part of this submission, and indicates that Sheet 16 was revised but this sheet was not included in this submission. The Engineer shall clarify and revise the index as necessary for any future submissions.*

**Acknowledged.** The Index has been revised accordingly.

We trust you will find these comments useful and informative. Please contact this office with any questions.

Respectfully submitted,  
**Graves Engineering, Inc.**

  
Michael Andrade, P.E.  
Principal