

DOUGLAS, SUTTON & UXBRIDGE PLANNING BOARDS

Meeting Minutes

April 15, 2021

REC'D UXB TOWN CLERK
2021 JUN 28 PM3:09

*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, W. Talcott (Associate acting as full member)
Uxbridge: B. Desruisseaux, J. Smith, B. Hauck, E. Laverdiere, J. Leonardo
Absent: K. Bergeson (Sutton)
Staff: J. Hager, Sutton Planning & Economic Development Director
Ian McElwee, CMRPC as Douglas Support Staff
Bob Minarik, Douglas Economic Development Facilitator
Michael Gallerani, Uxbridge Economic & Community Development

Trish Settles, Deputy Director and Kerrie Salwa, Principle 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 to remind all for the reason for the hearing and conducted a roll call to determine what members of the three Planning Board and staff were present as recorded above. She quickly summarized major topics covered at past meetings and then conducted the process of approving the minutes of the last meeting.

Douglas:

Motion: To approve the minutes of 3/25/2021, M. Zwicker
2nd: M. Greco
Vote: 7-0-0: E. Marks Jr.-Aye, T. Sharkey-Aye, L. S. – Aye, M. Greco-Aye, J. Schultzberg-Aye, A. Socrat-Aye, M. Zwicker-Aye

Sutton:

Motion: To approve the minutes of 2/25/2021, M. Gagan
2nd: R. Largess Jr.
Vote: 5-0-0: W. Baker-Aye, M. Gagan-Aye, R. Largess Jr.-Aye, S. Paul-Aye, W. Talcott - Aye

The applicant's team was present as follows: Applicant Zachary Zweifler of Scannell Properties, Attorney Mark Donahue and Attorney Todd Brodeur of Fletcher Tilton PC, Daniel Feeney P.E. (Civil Engineer), and Vinod Kalikiri, P.E. (Traffic Engineer) of Vanasse Hangen Brustlin, Inc. (VHB) and Greg Tocci of Cavanaugh Tocci (Acoustics). Jeffrey Walsh of Graves Engineering, the Town's peer reviewer for bylaw compliance and civil engineering and Rebecca Brown of Greenman Pedersen, the Town's peer reviewer for traffic were also present.

T. Brodeur briefly reviewed that they hoped to accomplish the following at tonight's meeting: presentation of the sound study, updates to the site plan, additional view shed and architectural renderings, traffic study update, and discussion about waivers and the decision process.

Sound: Greg Tocci of Cavanaugh Tocci Acoustical Consultants reviewed the attached presentation. Highlights included the difference between EPA limits and permitting for stationary and transit sound generators, types of sound, and how sound studies are conducted. Recommendations for this particular site include 1) Installation of an 8' – 22' high sound barrier wall 2) Restricting trailer disconnects between the hours of 10 PM and 5 AM 3) Replacing tonal backup alarms with broadband alarms where possible. There were also additional recommendations during the construction period.

Uxbridge: No comments at this time.

Sutton: M. Gagan asked about the wall materials. The walls need to be a minimum of 5-6 lbs. per s.f. Z. Zwiefler stated they are currently proposing a vinyl product.

J. Hager stated the detail sheet need to be more definitive on the type/appearance of wall as it will become a substantial visual feature.

Douglas: L. Stevens asked if any mitigation was currently anticipated to the west of the site. G. Tocci stated there are no receptors (residences, etc.) in the direction of Route 146 so no walls are needed.

M. Zwicker noted the DBA of backup alarms per MassDOT regs require a minimum of 97-112 dba and they have evaluated these alarms at only 75 dba at 50' and 90 dba at 10'. He also asked if they had considered the sound of engine braking coming off the highway. G. Tocci stated he would check and respond.

There were no public comments.

D. Feeney of Beals & Thomas reviewed changes to the site plan be the attached presentation. These included installation of the recommended sound walls, increased landscaping especially adjacent to Lackey Dam Road increasing from 160/175 to 350 evergreen trees, snow storage areas, employee outdoor gathering area, dumpster locations, and stormwater adjustments. He added they are also working with Graves Engineering and EcoTec to increase recharge on the north portion of the site. He concluded by briefly mentioning the waiver requests that have been submitted.

J. Walsh of Graves Engineering noted he had just issued an additional review letter. He noted stormwater remains a work in progress. He also noted he is more comfortable with parking with the alternative employee parking schematic for the northern parking and statements that this parking could be utilized in either way in accordance with the ultimate user.

R. Brown of GPI agreed there alternative parking layout demonstrates adequate parking ability. She stressed EV charging spots should be moved closer to the entrance to show preference and there needs to be more than one. Additionally, snow removal from trucks before they exit the site has still not been addressed.

Uxbridge: B. Desruisseaux expressed frustration that they were not viewing the updated plans. He again stressed past comments about truck stacking to the guard shack especially on this slope during snow conditions, noting this is based on ongoing issues with the similar BJ facility. He stated he felt tying into sewer would provide room to address other issues that have been raised. He asked if the applicant has obtained easements from the power company for the parking, etc. within their easements. T. Brodeur confirmed they are working with Natoinal Grid on the required permissions. D. Feeney stated they are willing to consider tying into sewer if Douglas is able to accomplish line extensions in a manner that works with their timing.

Sutton: W. Baker shared B. Desruisseaux's concerns especially during holiday seasons. He stressed snow must be removed from vehicles before exiting.

J. Hager stressed she expects updated color renderings especially from Lackey Dam Road and that while the applicant has responded in writing to peer reviewers and her comments she stated it is expected they will respond in writing to all comments from Board members and other comments received and made during the public hearings and she listed several that have been received and not addressed.

Douglas: M. Zwicker an area for snow removal from the trucks/vehicles must be laid out. He asked how replacement of the tri-town boundary marker was being addressed. He also wanted a definitive answer on how many entrance lanes there will be to accommodate trucks and employee traffic. T. Brodeur stated M.G.L. c. 42 prescribes how they have to deal with replacement of this marker and they will be sure to supply plans and otherwise comply with this regulation.

J. Schulzberg noted he doesn't have an issue with the number of parking spaces, but he stressed Uxbridge has learned a lot from the BJ's project and the applicant should be considering their input.

There were no public comments.

Z. Zweifler presented the architectural presentation (attached) Highlights included drive by view shed videos along Route 146 and Lackey Dam Road. Three bump outs have been added in the area that is designated as office space. Increase screening plantings have been added as well as sound walls.

J. Walsh asked for confirmation that the sound wall etc. reflected actual topography/elevations. Z.

Zweifler confirmed the video did take this into consideration

Douglas:

M. Zwicker asked what the site would look like with no foliage in the winter?

L. Stevens asked if the sight line visibility is being maintained with the additional plantings and what maintenance will be needed. He also asked if water and sewer if it is available at the entrance will the applicant tie into these systems.

J. Schultzberger felt any potential signage location should be represented in the video.

T. Brodeur noted there is no signage yet but they will comply with all regulations.

A. Socrat clarified that he felt Jacob was looking not for specifics but just the location for the effect of the location and massing of the signage on sight distance etc.

Sutton:

M. Gagan asked about how much time until maturity on the plantings. The applicants team responded maturity would be about 15 -20 years. They added there are approximately 350 evergreen trees and 90-100 deciduous trees.

J. Hager noted the void in plantings where the emergency access exits she asked if this was due to restrictions with the power company easement and if there was any ability to get any screening in there. She also asked for confirmation that the renderings take into account the substantial difference in elevation between road level and the building pad and top of roof. Mr. Zweifler confirmed they can't put plantings in the power easement and the renderings are elevation specific.

Uxbridge:

J. Leonardo asked about the sound wall material and suggested decorative concrete like is used along the highways and is weather and wind resistant. D. Feeney noted there are various material options the will consider as long as they meet sound standards.

The applicant and Board's discussed future meeting schedules and intentions for what would happen.

Sutton:

Motion: To continue the public hearing to April 29th at 7 PM and adjourn tonight's meeting,
M. Gagan

2nd: S. Paul

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

Douglas:

Motion: To continue the public hearing to April 29th at 7 PM and adjourn tonight's meeting,
M. Zwicker

2nd: A. Socrat

Vote: 6-0-0: M. Greco-Aye, J. Schultzberg-Aye, A. Socrat-Aye, M. Zwicker-Aye,
L. Stevens -Aye (E. Marks had to step away)

Uxbridge:

Motion: To continue the public hearing to April 29th at 7 PM and adjourn tonight's meeting,
J. Smith

2nd: J. Leonardo


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

Adjourned 9:01 PM

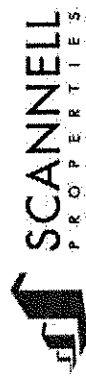
Covid Meeting Statement: Due to the current COVID-19 Crisis (pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law) this meeting is being held remotely via Zoom. To join the meeting visit www.zoom.us/join and Meeting ID: **810 7082 1436**, no password needed. 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

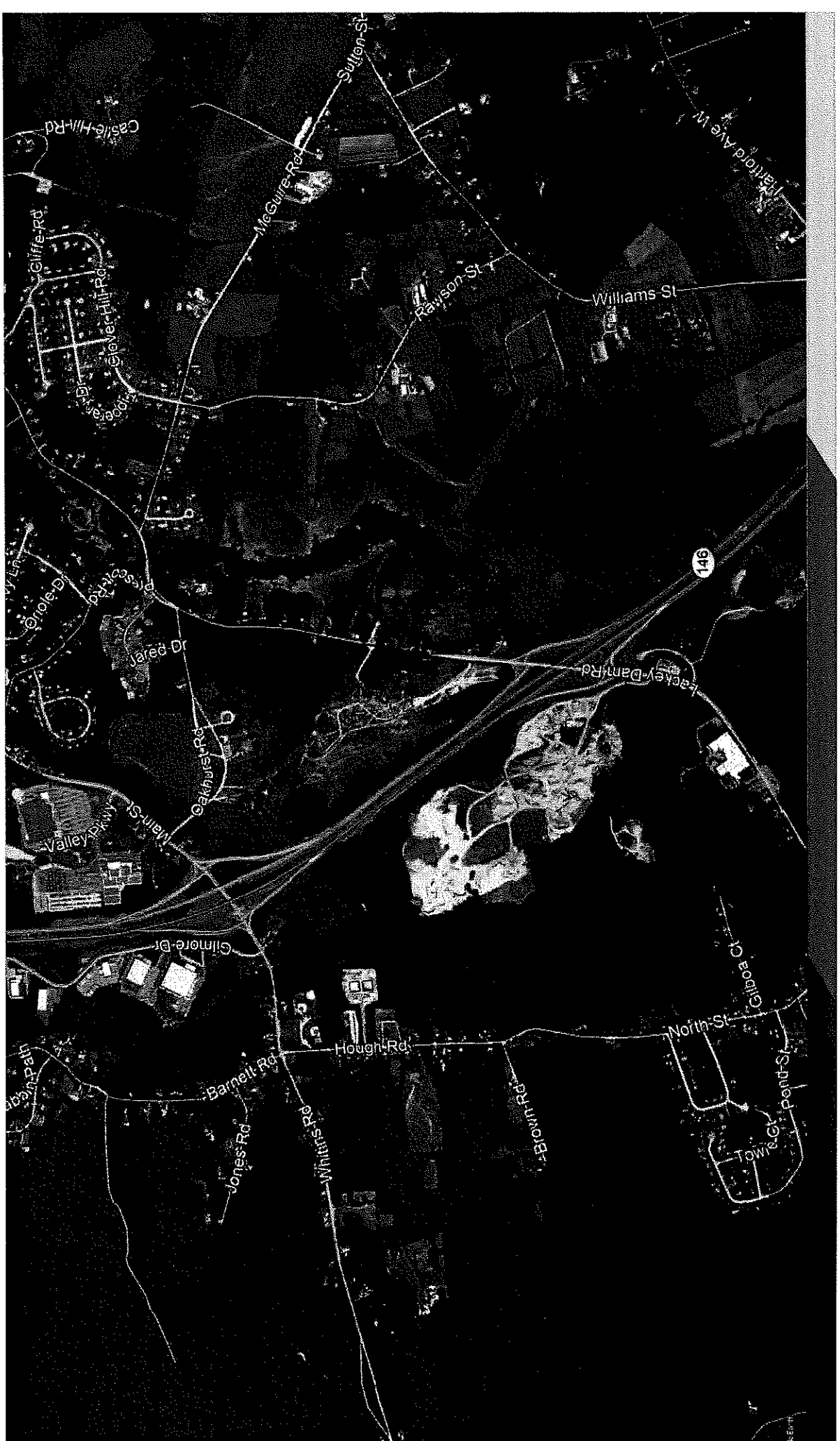

Barry Desruisseaux, Uxbridge Chair



Joint Town Planning Board

April 15, 2021

scannellproperties.com



Prior Comments

Construction Noise

- ENF Certificate
- MassDEP (Comment MassDEP-8)
 - Noise prohibited by 310 CMR 7.01, 7.09 and 7.10

Stationary Noise Sources

- MassDEP (Comment MassDEP-9)
 - Follow Noise Policy 90-001
 - Abatement required for HVAC, Emergency Generator, and Interior (Conveyor System) equipment emitting noise

Transient and Stationary Noise Sources

- Sutton Planning Board (SPB-3)
 - Comprehensive Evaluation of Sound Impacts
 - Visual/Noise Screening

Commonwealth Regulations

Commonwealth of Massachusetts

310 CMR 7.10 U Noise

- Equipment fitted with manufacturer provided sound abatement
- Must create a condition of “noise”

Massachusetts Department of Environmental Protection

- Noise Policy 90-001
- Facility sound violates 310 CMR 7.10 when it:
 - Increases the broadband sound level by more than 10 dB(A) above the ambient
 - Produces a “pure tone” condition
- Applicable to Stationary Source Sound only

Local Regulations

Town of Douglas, MA

Zoning Bylaw (October 25, 2004) §5.4.2 Noise

- Uses not permitted “...which, by reason of excessive noise generated therefrom, would cause nuisance or hazard to persons or property, as set forth in 310 CMR 7.01.”

Town of Sutton, MA

Zoning Bylaw (October 16, 2017) §6

- Projects reviewed for “Protection of abutting properties...from any undue disturbance caused by excessive or unreasonable noise...”

Town of Uxbridge, MA

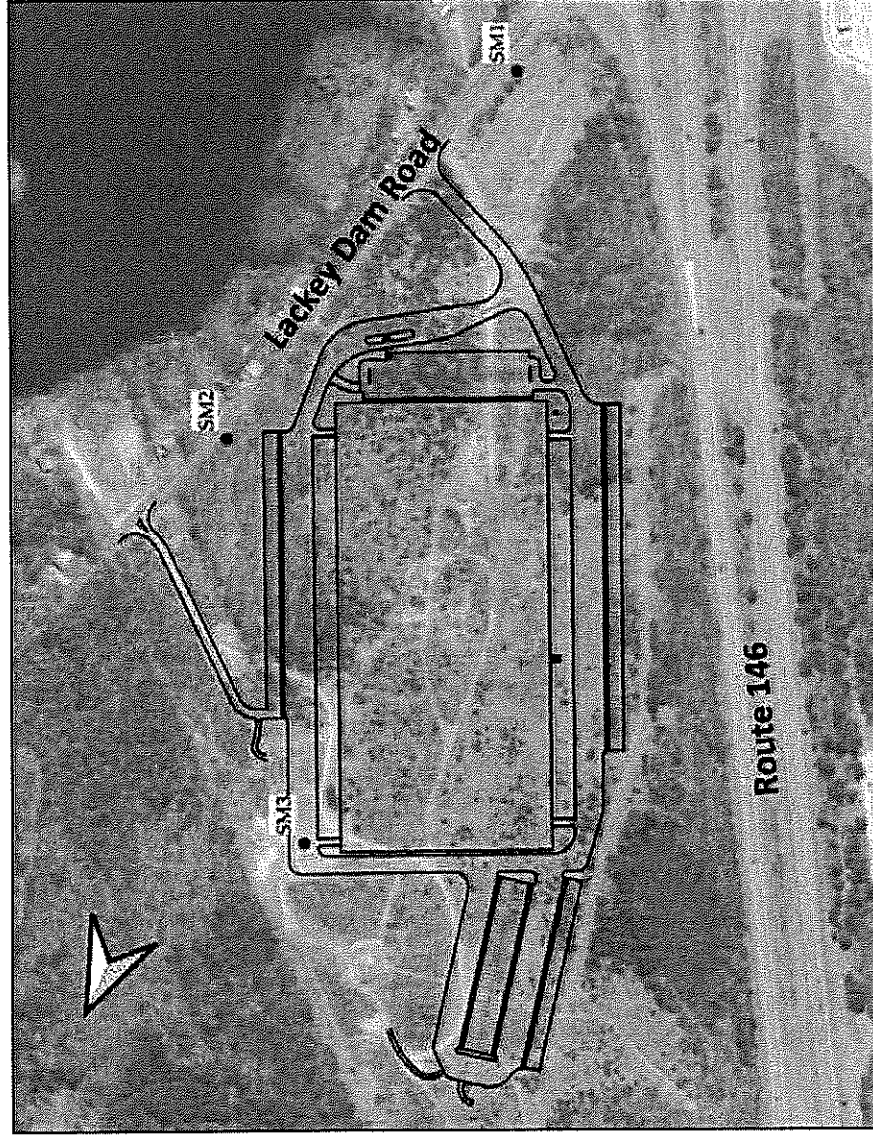
Chapter 400 Zoning Bylaw (October 22, 2019) Article VI §400-20(E)(2)

- Environmental impact assessment “...of the existing and expected post-development environmental...noise levels...”

Construction Controls

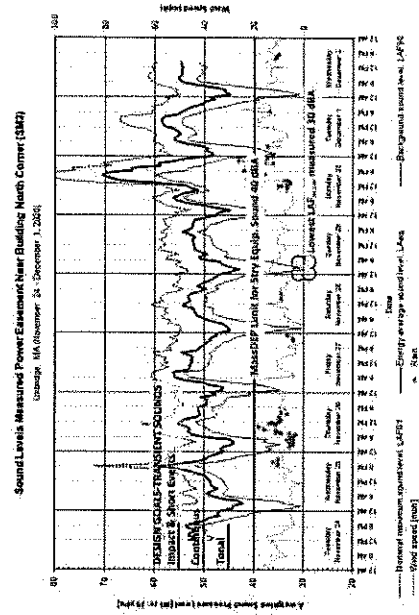
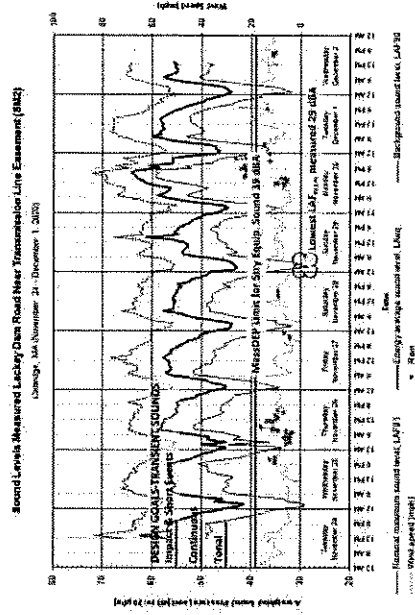
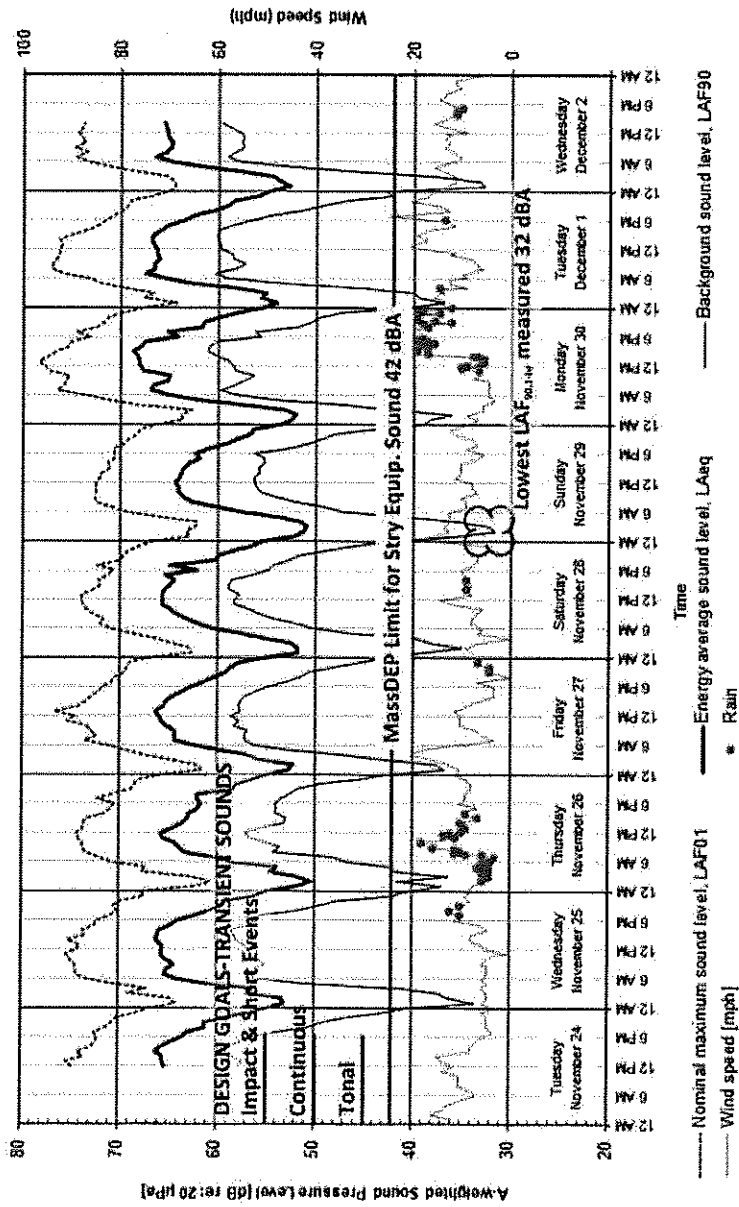
- Construction to occur in hours previously set by Douglas, Sutton, and Uxbridge regulations
- All construction equipment to be outfitted with manufacturer approved silencing equipment including mufflers and skirts.
- The berms and sound walls will be built in so far as feasible prior to the building and other site prep to screen nearby residences from construction sound.
- The design team and contractor shall employ quiet building equipment and erection systems to minimize sound transmitted to nearby residences.

Sound Monitoring

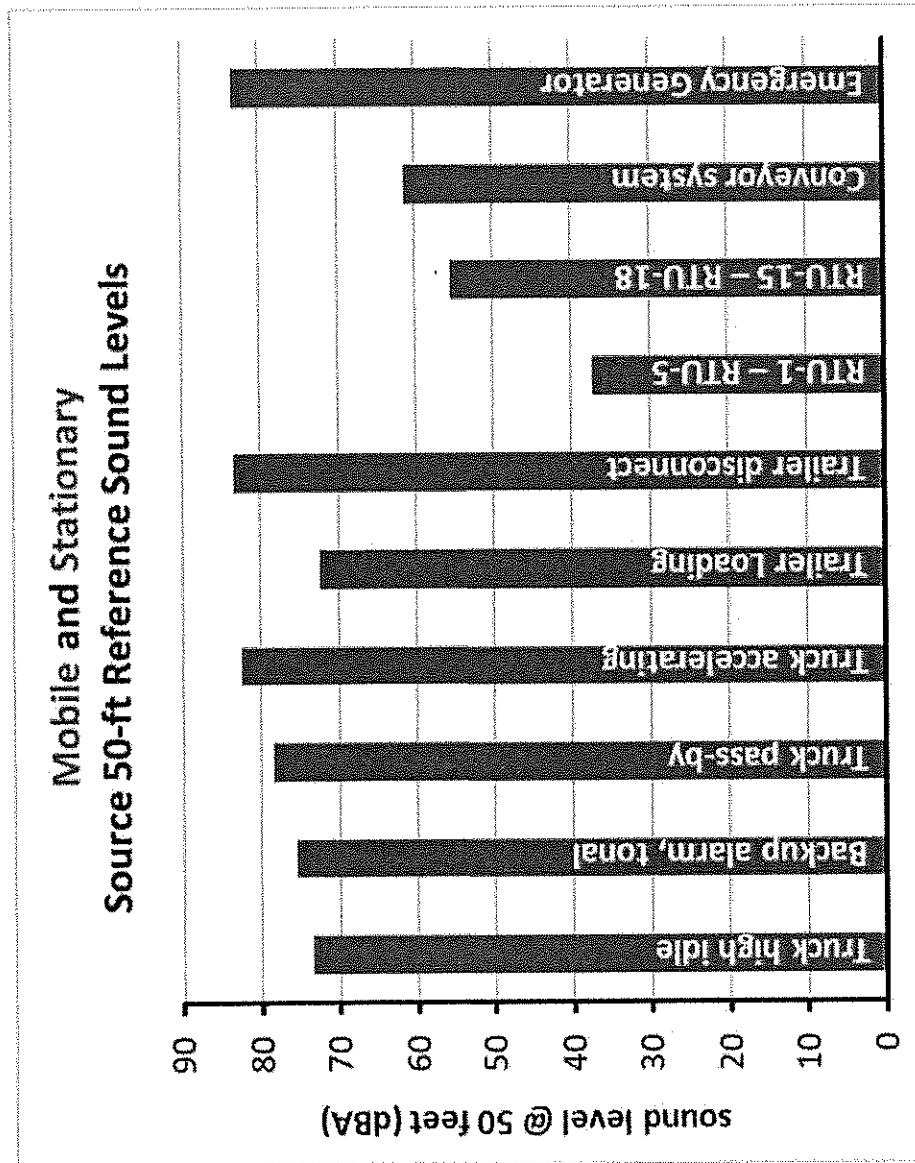


Sound Monitoring

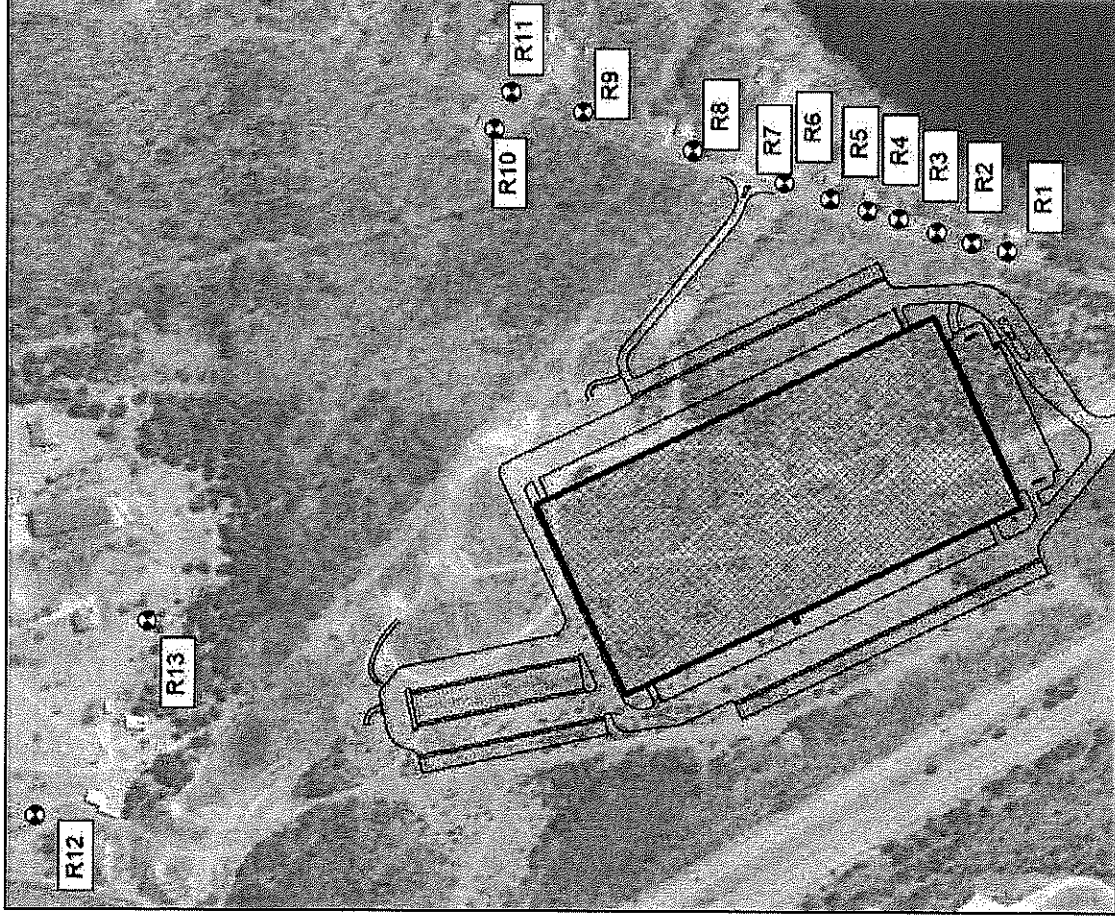
Sound Levels Measured South (SM1)
 Uxbridge, MA (November 24 - December 1, 2020)



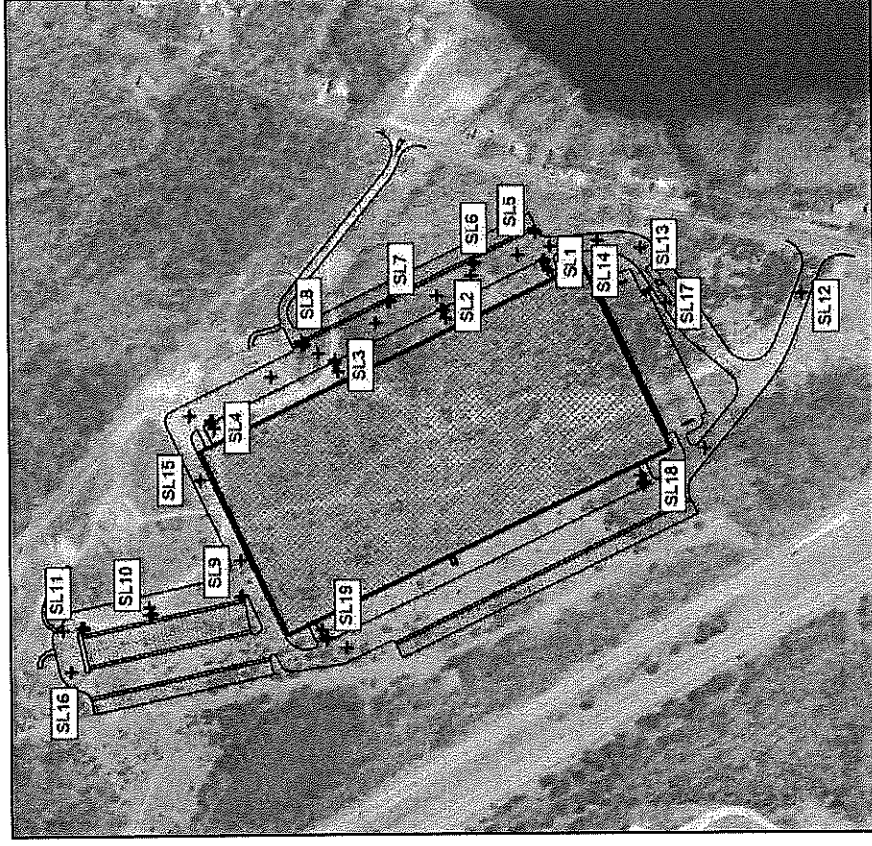
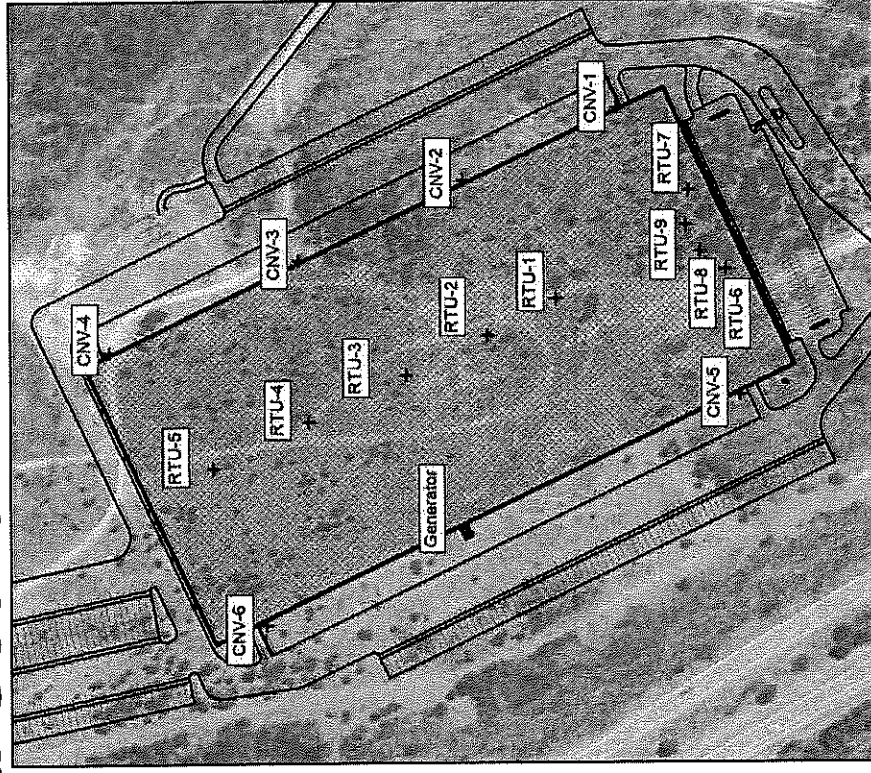
Source Sound Levels



Receptor Study Locations



Sound Sources



Modeled Sound Levels

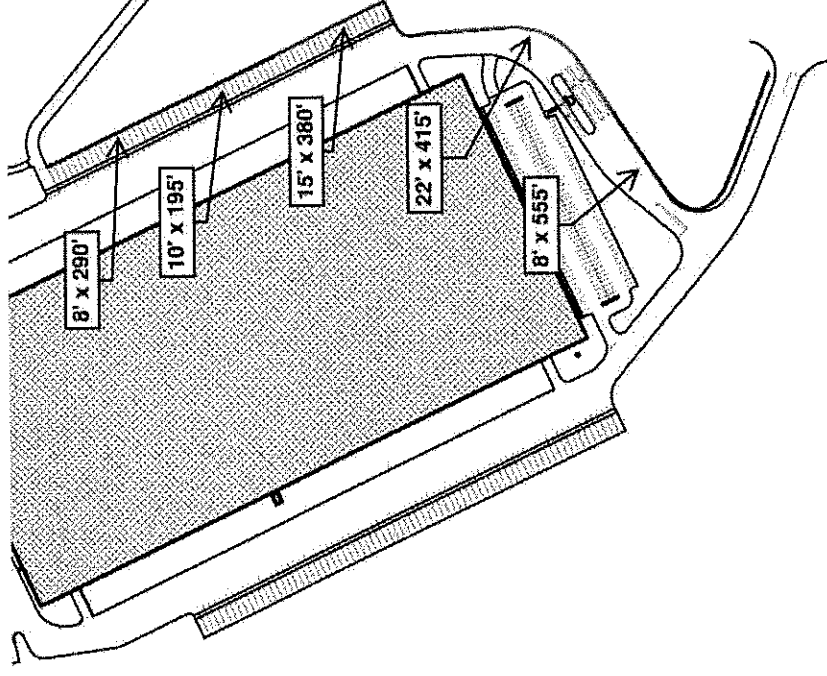
Receptor	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13
MassDEP Limit NIGHT		42						39				40	
Without generator	40	42	41	40	40	39	40	38	36	36	36	31	30
MassDEP Limit DAY*		50						50				50	
With generator**	40	42	41	40	40	39	40	38	36	36	36	31	30

Receptor	Recommended Design Goal Mobile Sources ¹	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13
Backup Alarm Tonal	45	56	58	61	62	56	53	50	46	43	43	43	39	42
Trailer Disconnect	55	66	66	69	70	68	63	62	59	56	55	55	48	51
Trailer Loading	55	49	52	52	50	49	47	45	42	40	40	40	31	34
Truck High Idle	50	55	55	58	59	58	53	52	48	45	44	44	37	41
Truck Pass-by	50	66	66	65	62	61	56	54	50	48	48	48	43	47
Truck Accelerating	50	59	60	56	53	52	50	48	45	43	41	41	30	31

Red entries exceed our recommended design goal.

Recommendations

- Construct Barrier 8-22 feet tall and 1,835 feet long along east docks area, around egress drive.
- Nighttime (10:00 PM and 5:00 AM) exclusion of trailer connects/disconnects in east docks area
- Encourage tenants to replace tonal back up alarms with broadband alarms



How Barriers Work

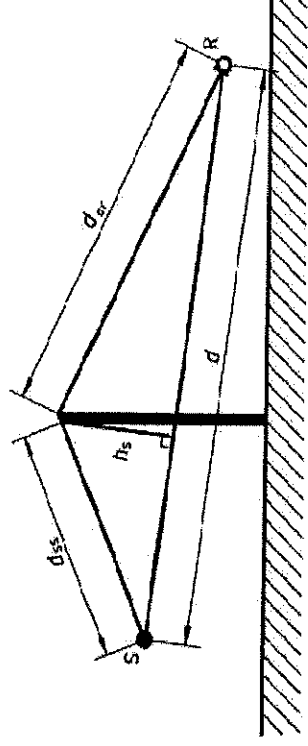


Figure 6 — Geometrical quantities for determining the pathlength difference for single diffraction

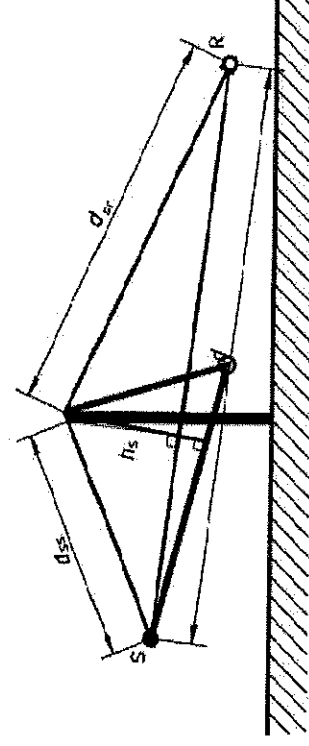


Figure 6 — Geometrical quantities for determining the pathlength difference for single diffraction

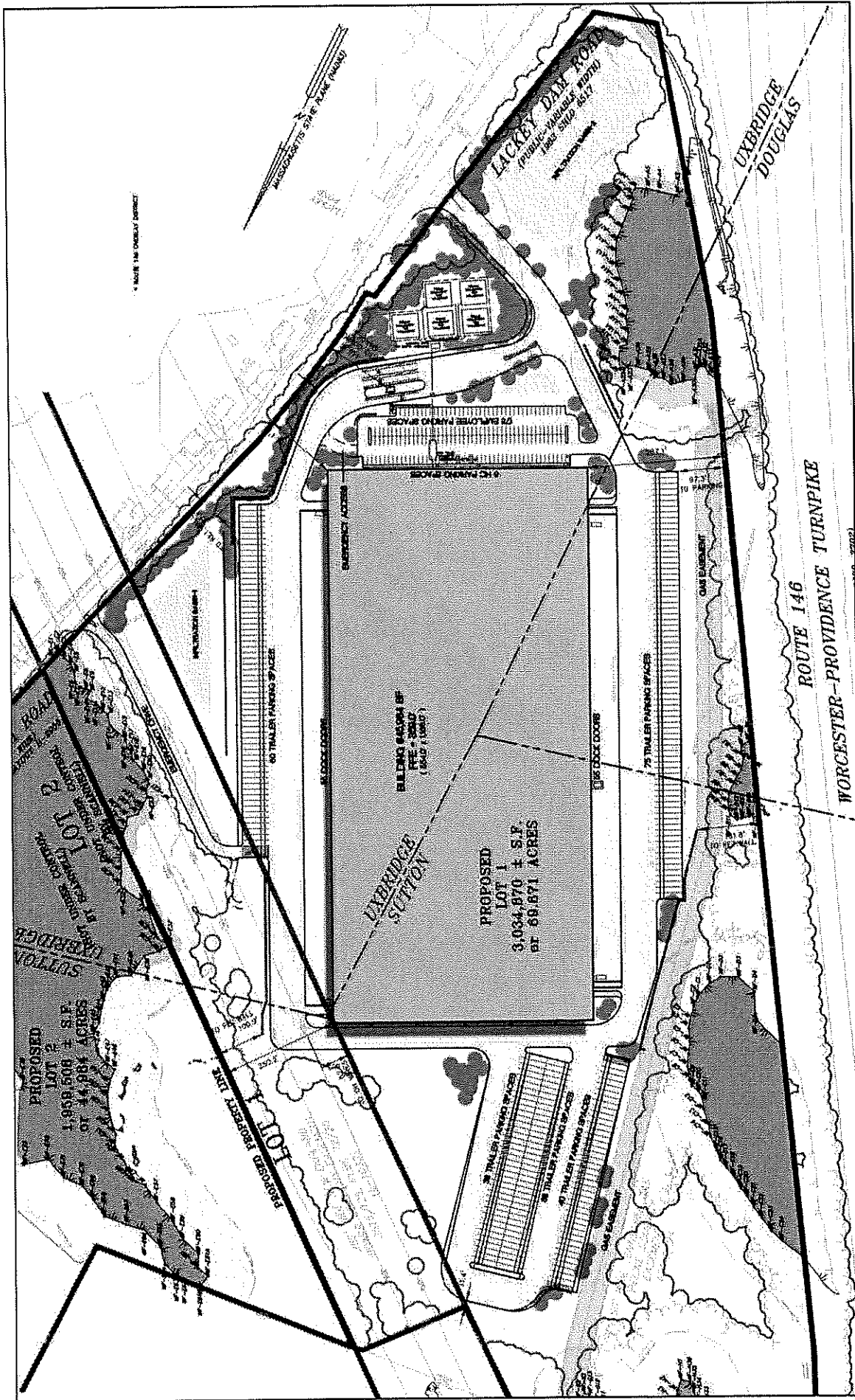
Modeled Sound Levels with Recommendations

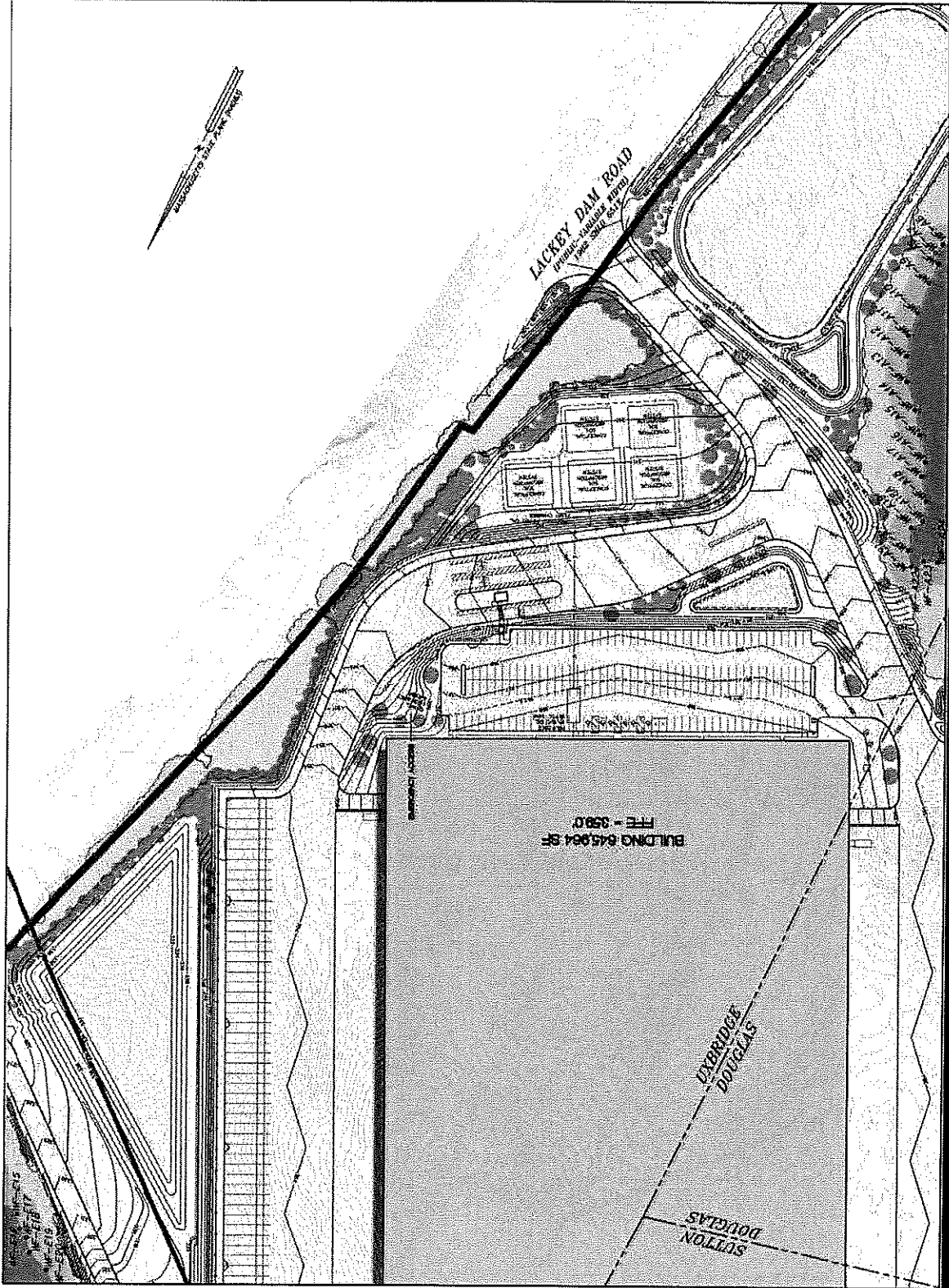
Receptor	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13
MassDEP Limit NIGHT		42						39				40	
Without generator	32	33	33	34	36	36	39	37	36	36	35	31	30
MassDEP Limit DAY*		50						50				50	
With generator**	32	33	33	34	36	36	39	37	36	36	35	31	30

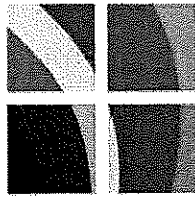
Receptor	Recommended Design Goal Mobile Sources ¹	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13
Backup Alarm Tonal	45	39	41	43	43	43	42	44	42	41	44	45	36	40
Trailer Disconnect	55	50	51	54	54	55	54	55	54	51	55	50	46	51
Trailer Loading	55	42	43	45	45	44	42	44	41	40	39	38	31	34
Truck High Idle	50	40	41	44	44	44	43	44	43	41	43	39	36	41
Truck Pass-by	50	49	50	50	49	48	48	49	47	45	44	44	42	46
Truck Accelerating	50	50	50	48	47	46	44	44	41	40	37	41	29	30

CAVANAUGHTOCCI





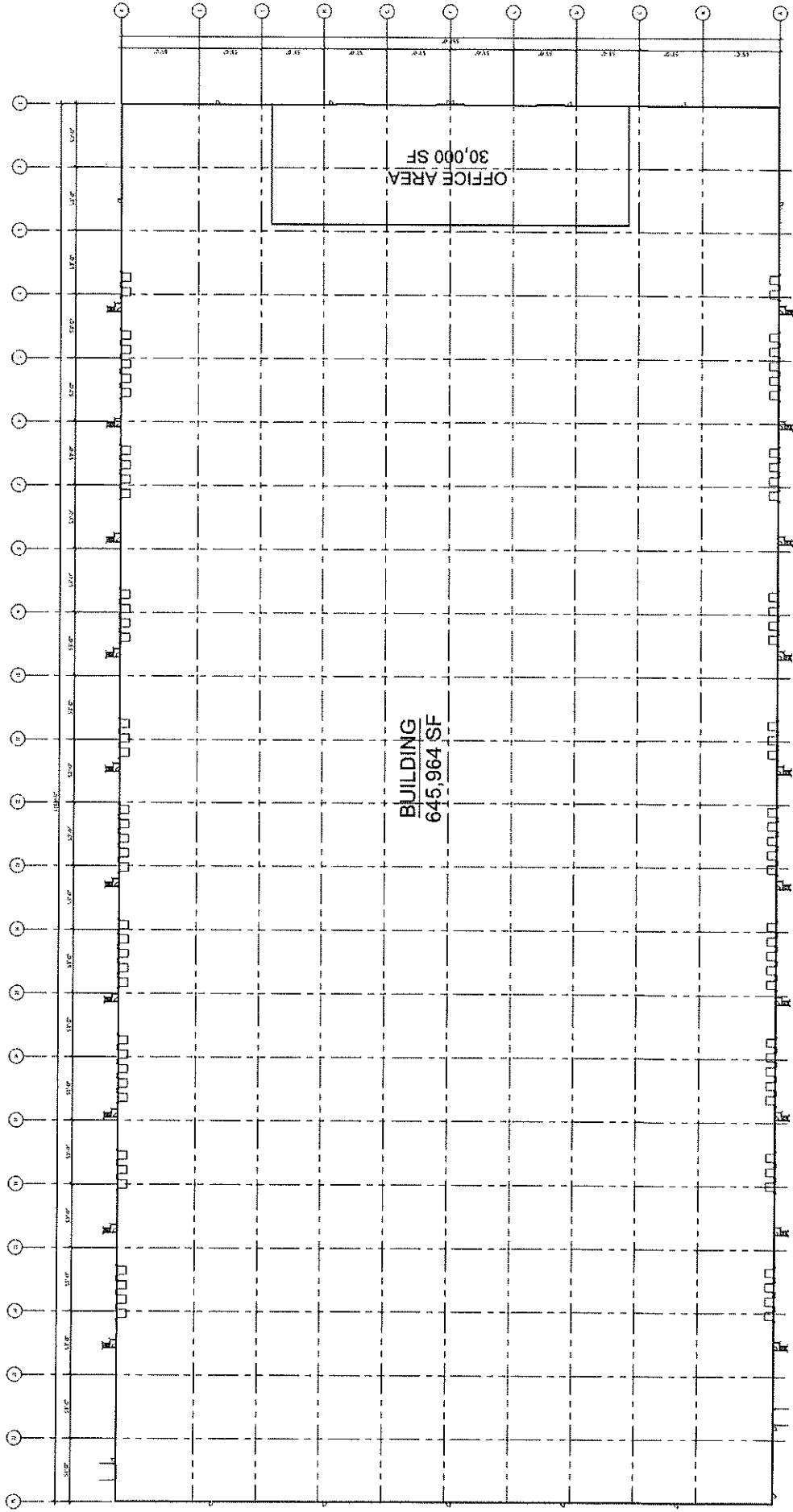




BEALS+
THOMAS

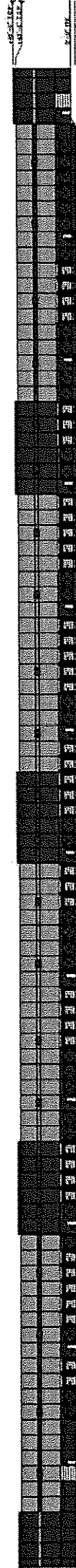


SCANNELL
P R O P E R T I E S





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

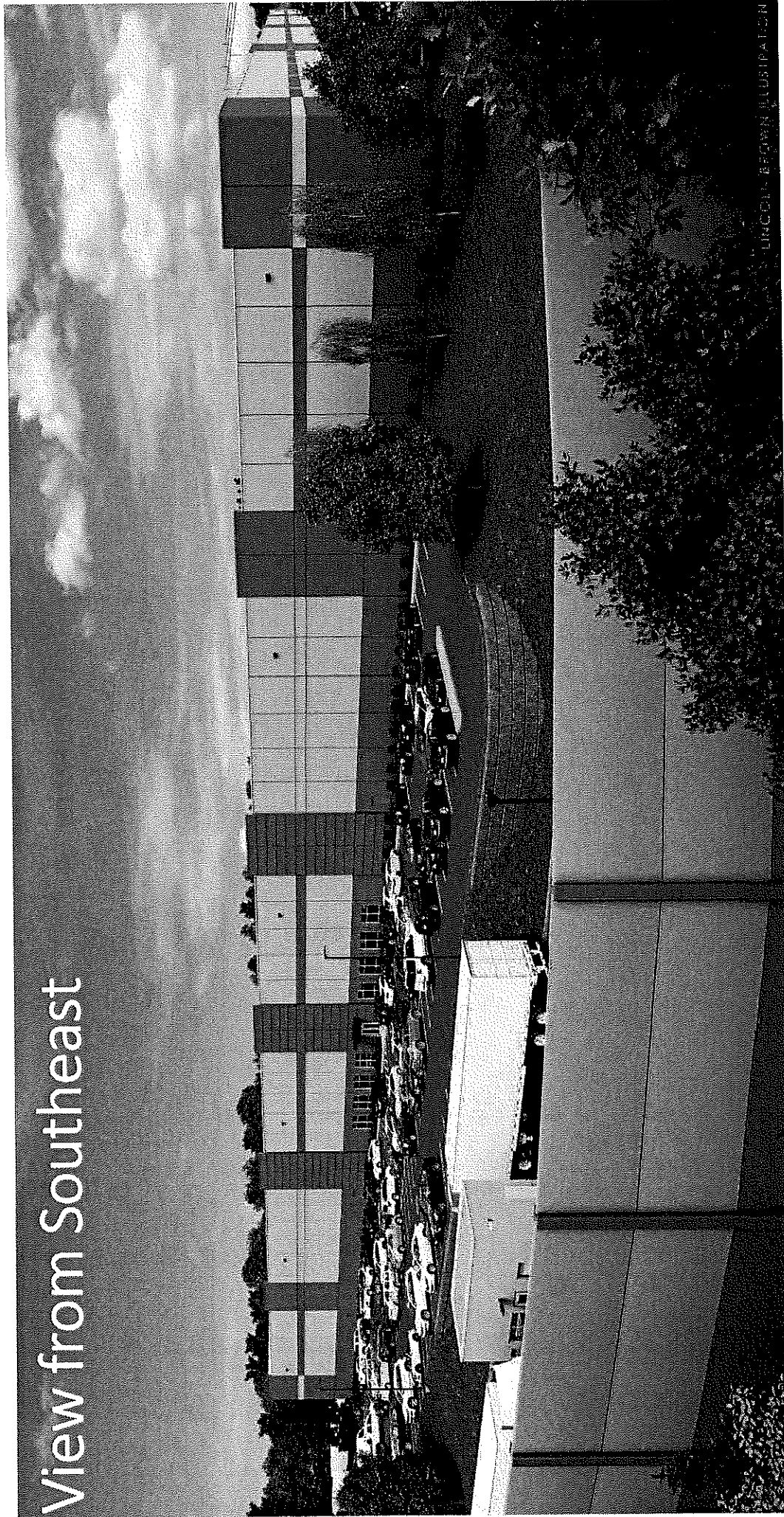


WEST ELEVATION

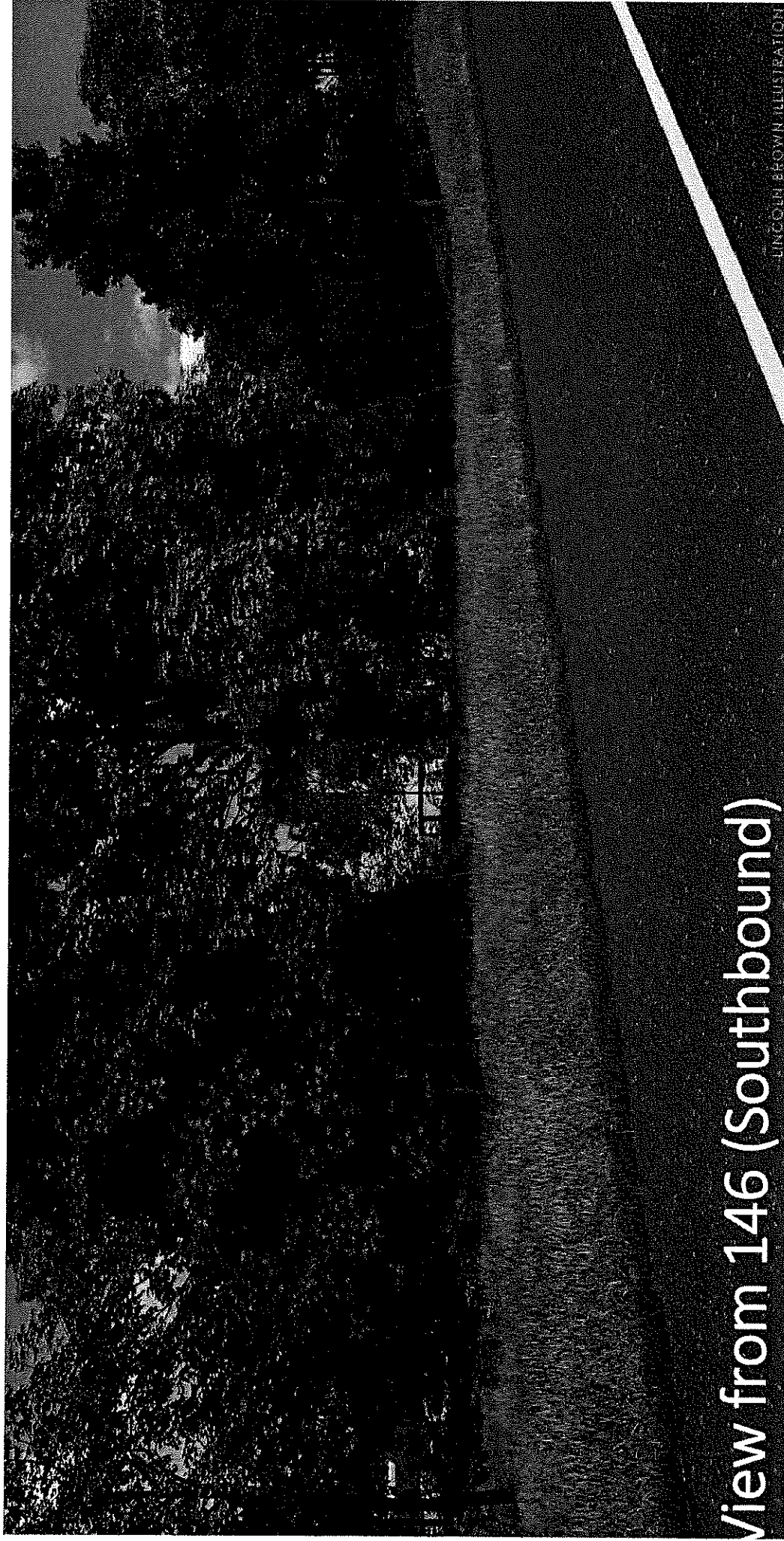


Aerial View from Southwest

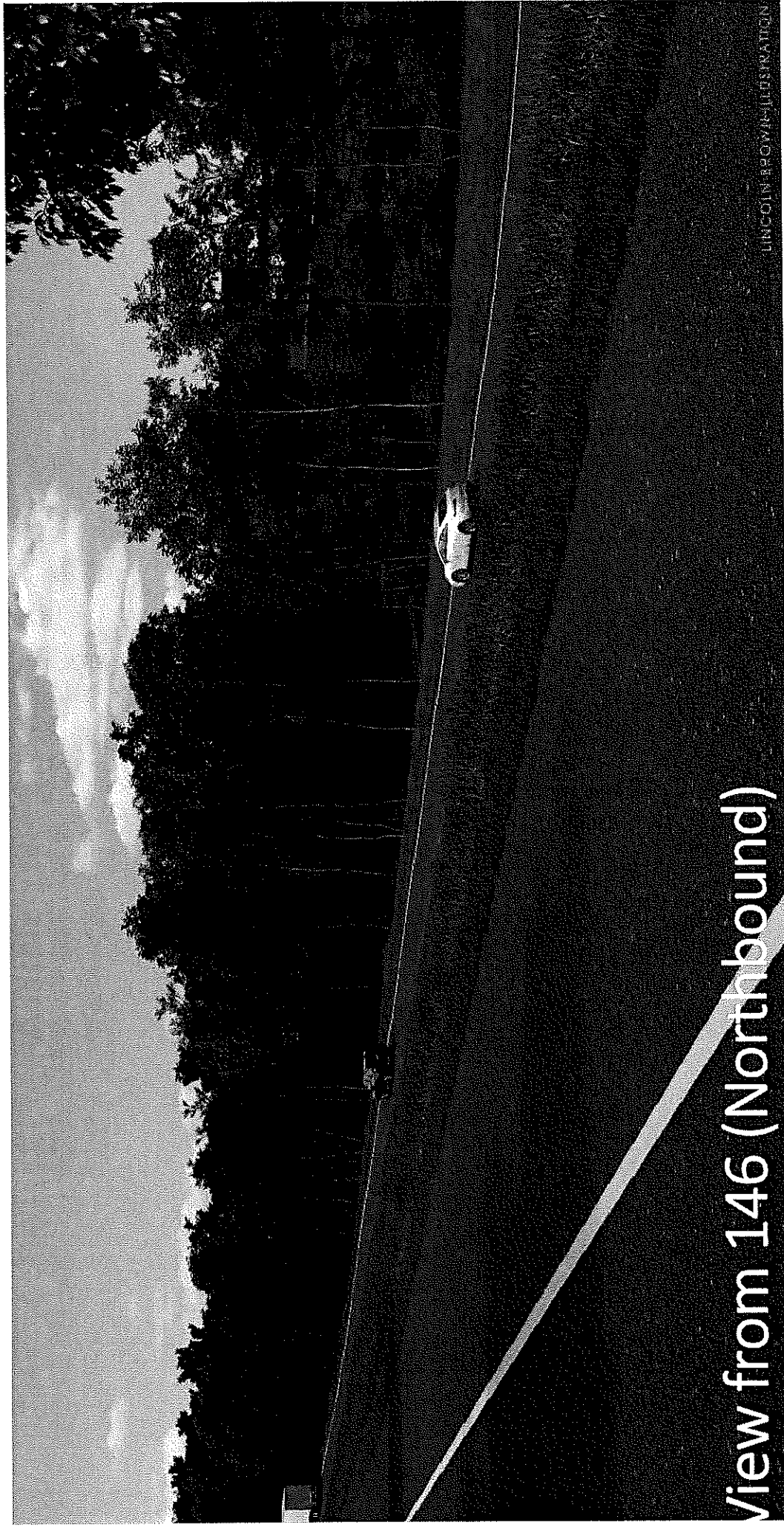
View from Southeast



LINCOLN BROWN CONSULTING



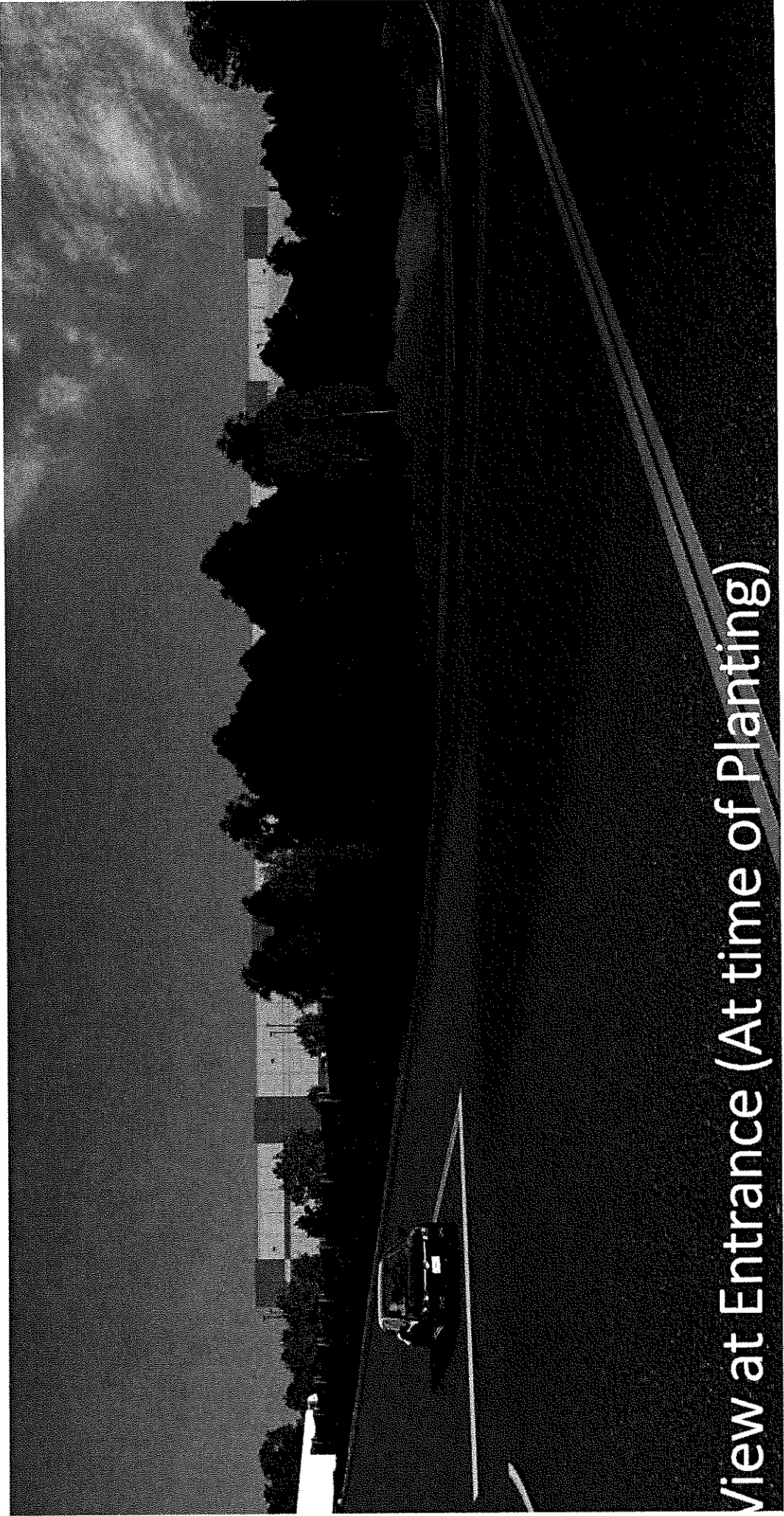
LINCOLN BROWN ILLUSTRATION



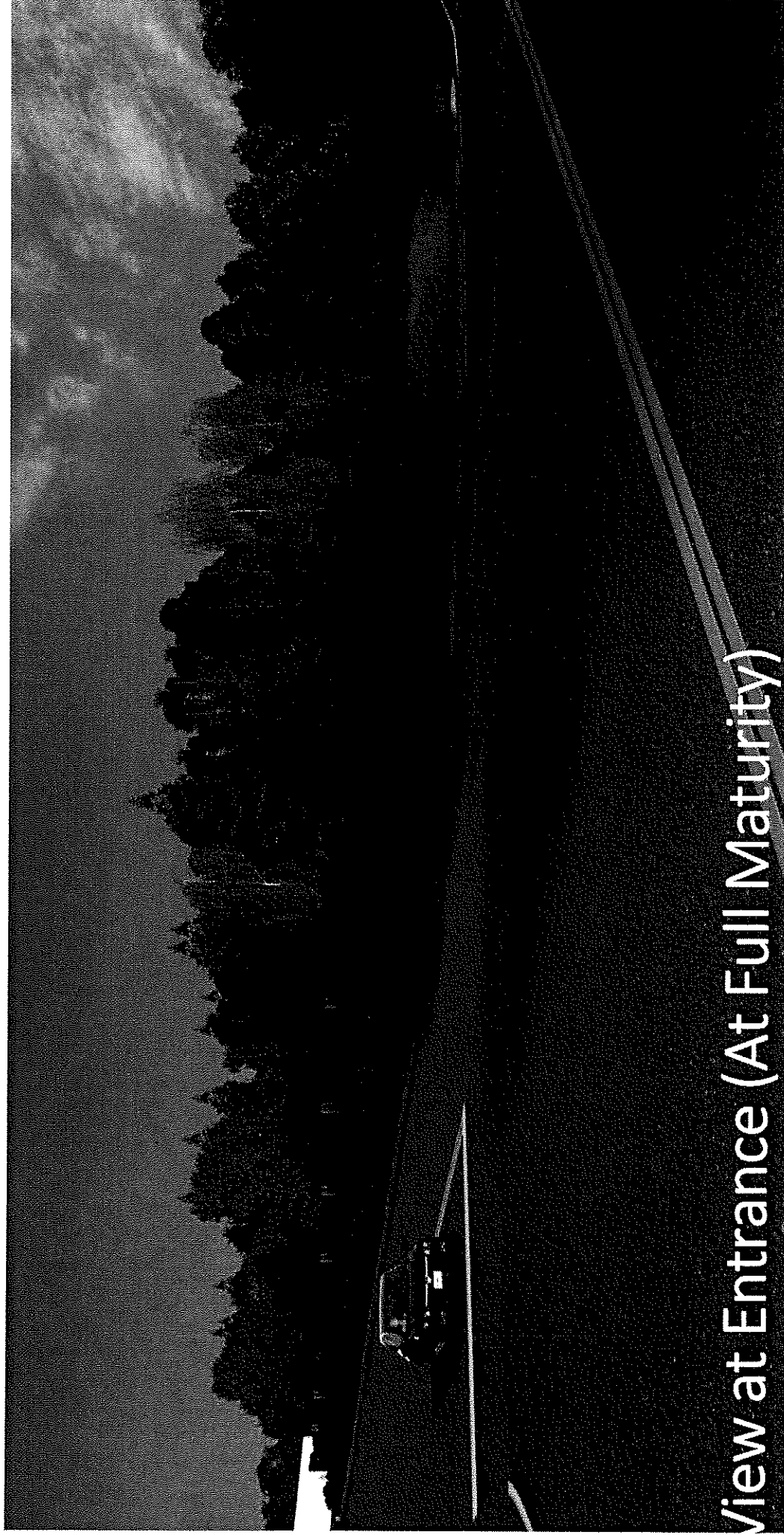


View from 146 (Northbound at Entrance)

LINCOLN BROWN ILLUSTRATION



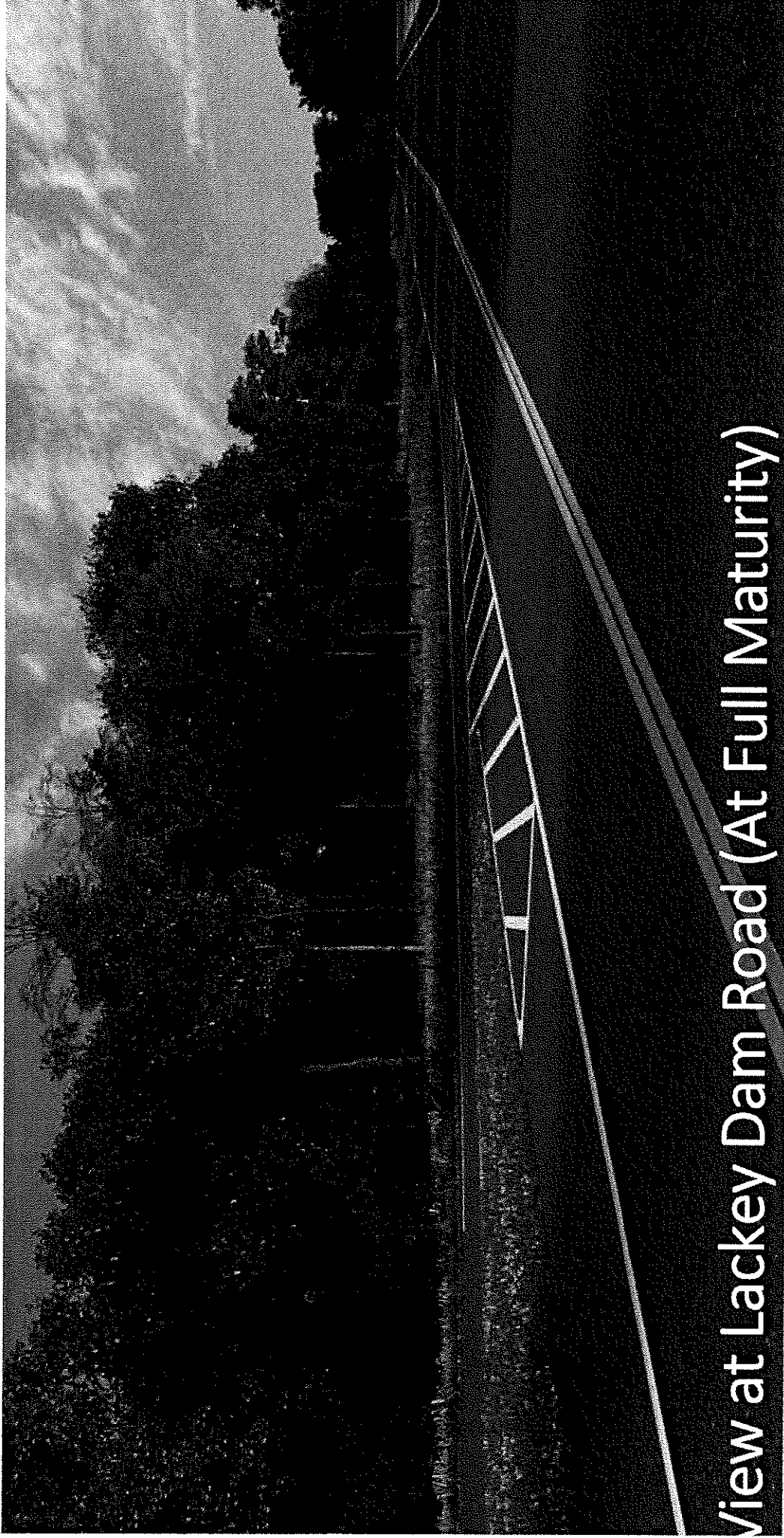
View at Entrance (At time of Planting)



View at Entrance (At Full Maturity)



View at Lackey Dam Road (At time of Planting)



View at Lackey Dam Road (At Full Maturity)



