

MINUTES OF THE PUBLIC HEARING CONTINUATION
SUDBURY BOARD OF APPEALS
MAY 30, 2007

The Board consisted of:

Stephen M. Richmond, Chairman
Jeffrey P. Klofft, Clerk
Elizabeth A. Taylor
Nancy G. Rubenstein
Jonas D.L. McCray, Alternate

Also: Jody Kablack, Planning Director

For the Applicant:

Russell Tanner, applicant
Attorney David Wallace
Attorney Joshua Davis
Jeff Richards Meridian Associates

The hearing was reconvened by the Chairman, Mr. Richmond.

Mr. Richards described the most recent materials which include

1. Bus stop location – removed shelter – felt it adequately protects children and blends in with the entrance.
2. Front wall sign – will set on front stone wall. Should not impact sight distance. Size is slightly larger than allowed under zoning (14 s.f. vs. 10 s.f.) Will need DRB approval.
3. Central Plaza/emergency access – stabilized area will be no less than 18 feet wide. Facilitates good pedestrian movement from front green down to mailboxes and across to central green. Entire area does not have to be completely hardscaped/paved. Can utilize gravel base with loam and seed. Can be plowed/cleared of snow in winter.

Ms. Rubenstein question if adequate parking exists around mailbox. Applicant did not calculate scientifically.

4. Light fixtures – 3 in development 12 foot high pole. Do not want to overlight. Each front porch will have recessed light and there will be several 6-foot poles around the development.

Mr. Richmond mentioned that the typical planting detail for a middle unit has been prepared. Noted that the off-site walkway plan is not showing entire length. Russ Tanner did not feel a plan was necessary. After further discussion, there was agreement that the existing materials adequately described the beginning and ending points of the walkway and construction detail. Applicant is meeting with Mass. Highway tomorrow.

Review of Decision

1. Conservation Commission reviewing waiver requests from Wetlands Administration Bylaw next week and will send comments. Section 7.6.3 – Hydraulic Calculations. Local Bylaw requires design for 100-year storm. DEP/WPA requires 25-year storm. Section 7.10.1 – Treatment plants exempt under state WPA but not local.
2. Add stormwater recovery system into General Conditions. Reference Order of Conditions (pg. Applicant shall build...approximately as described.
3. Earth Removal – get amounts from Maple Meadows or recent ERB permit. Add more exclusions
4. Walkway construction – Russ Tanner has revised language – will discuss at next meeting.
5. Addresses – need input from town Engineer and U.S. Postal Service.
6. Waiver of building permit fees – Board deferred to Selectmen. – not inclined.
7. Light – Board wants smaller pole lights controlled by condo.
8. % interest – Russ Tanner will do research and present at next meeting.
9. Cost certification – need more information from Mass. Housing on local review.

Russ Tanner requested a work session to resolve several unidentified issues. Mr. Richmond was not comfortable with entire Board not deliberating on this.

Jody Kablack will redline agreed upon items and create punch list for others to be discussed.

The hearing was continued to June 19, 2007, 7:30PM.

Stephen M. Richmond, Chairman

Jeffrey P. Klofft, Clerk

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