

CASES 10-9,10, 11,12,13
Sudbury Housing Authority
11 Ford Road, 19 Greenwood Road,
41 Great Road; 56 Great Road;
and 10 Landham Rd

MINUTES OF THE PUBLIC HEARING
SUDBURY BOARD OF APPEALS
Monday, March 8, 2010

The Board consisted of:

Jonathan G. Gossels, Acting Chairman; Nancy G. Rubenstein, Clerk; Stephen A. Garanin; Elizabeth T. Quirk; and Benjamin D. Stevenson

Also: Jody Kablack, Director of Planning and Community Development

For the Applicant:

Joshua Fox, Rollins, Rollins and Fox; Jo-Ann Howe, Sudbury Housing Authority; Mark Beaudry, Meridian Associates

Mr. Gossels, acting as Chairman, re-opened the hearing and asked the applicant for an update.

Documents received for the March 3, 2010 meeting included the following:

- 2/12/2010 letter from Jo-Anne Howe announcing 2/23/2010 neighborhood meeting
- 2/23/2010 letter from the Planning Board
- 2/24/2010 Stormwater Management Summary, Meridian Associates, Inc.
- 3/4/2010 Explanation of revisions to Duplex Plan
- 3/4/2010 Revised Site Plans
- 3/4/2010 e-mail from Josh Fox with revised waivers
- 3/8/2010 memo from Jody Kablack

Mr. Fox explained the events that had transpired since the initial hearing on the proposed SHA Duplexes. He said that the SHA had held one more meeting with neighbors. Over sixty abutters were notified of the meeting and only two attended. There were no major concerns or comments raised from the meeting. He said that Ms. Howe followed up with the two neighbors in attendance and there were no follow-up concerns.

In regard to 10 Landham Road, Mr. Fox said that the existing driveway does look large, but he read a letter from the current tenant at the property who cited his health issues as one reason why the larger driveway was necessary and particularly helpful for his navigation.

Mark Beaudry of Meridian Associates, said that overhead wires had been located on the plans. He said that 41 Great Road, 56 Great Road, 19 Greenwood, and 11 Ford Road were situated in the Watershed Protection District and therefore were restricted by a fifteen percent impervious surface limitation. He presented the Stormwater calculations as previously submitted to the Board. He said that walkways and patios would have pervious pavers and he noted that the Sudbury Planning Board was comfortable that the SHA would be in compliance with those calculations.

Town Engineer Bill Place has not yet submitted a statement in writing, however he said that he was comfortable with the plans.

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French drains would be utilized. No gutters or downspouts would be added to the buildings. He has obtained confirmation that there are good soils at the sites for drainage.

He said that at 10 Landham Road there is a rain garden proposed.

An idea that the Planning Board proposed was raising the sheds up on blocks to allow water to drain. Mr. Gossels asked about the sheds durability since they were being re-used. Mr. Beaudry said that the goal was to re-use as many sheds as possible.

Bedroom numbers were changed at 56 Great Road and at 11 Ford Road. Mr. Fox said that funding sources did not allow one-bedroom units. At each of the four sites there are two two-bedroom units. 10 Landham Road has a two two-bedroom units plus the existing house.

The accessible unit was moved to 11 Ford Road where there is wider frontage and siting. Since fill will needed to be added at the back of the site for the septic system the grading actually helps out in the addition of the accessible ramp. The access ramp will be at the walkways and there will be no railings. They will not appear "ramp-like." Also, it was determined that 11 Ford Road is quieter from a traffic perspective and would be safer for a handicapped resident.

Mr. Gossels asked how deep the rain garden would be. Mr. Fox said it would have a depth of one foot and would recharge quickly.

The property at 10 Landham Road would be turned 90 degrees to face Landham Road and the parking arrangement will now be L-shaped. There will be a privet hedge added. The only change is the side yard relief. Mr. Fox said that it was heavily wooded through that area. A 20 foot septic setback would be needed along with the driveway. The front setback would be 34 feet and the shed would be pulled back.

Ms. Rubenstein approved of the changes. She did question whether the gravel turn-around area was necessary because she thought that the current driveway allowed for turning around. Mr. Beaudry said that it was necessary to accommodate four additional cars. Ms. Rubenstein asked whether turn-around areas were to be part of the other properties. Mr. Beaudry said they were not because the other four sites are in Watershed Areas and more green space is required.

Site distances have been included on the plans for the driveway at 10 Landham and for 11 Ford Road.

Mr. Gossels said that he felt that the applicant has been very responsive to neighbors needs.

Ms. Kablack walked through her memo. She noted that the Board of Health was fine with the final plans. The architectural plans need an engineer's stamp. Full landscaping plans have been submitted and are incorporated into the final site plans. She said that the Conservation Commission may have suggestions for additional material. The Design Review Board will have to weigh in as well.

Ms. Kablack said that the final plans need signature blocks, the Zoning table with building heights, and the Water Resource Protection Areas need to be noted. Notes about pervious surfaces needs to be taken off. She noted that the Planning Board had a list of conditions which are standard for Stormwater management. She said that limits should be placed on fertilizers and sodium de-icers and there are to be

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no coal-based sealants used on driveways. Ms. Kablack said that she was beginning to draft the decisions with five separate decisions, one for each address.

There were no further questions from the Board or audience. The hearing was continued to Monday, March 22, 2010 at 7:30 p.m. in the Lower Town Hall Meeting Room.

Jonathan G. Gossels, Acting Chair

Elizabeth T. Quirk

Nancy G. Rubenstein

Benjamin D. Stevenson

Stephen A. Garanin