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May 8, 2012

Ms. Jody Kablack,
Director of Planning and Community Development
Town of Sudbury
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

Re: Johnson Farm Project, 189 Landham Road

Dear Ms. Kablack:

This letter is submitted on behalf of the applicant, Madison Place Sudbury, LLC for the Johnson Farm project at 189 Landham Road. The purpose of this letter is to provide a summary of differences between the 64-unit townhouse concept plan (dated 3-19-12; the "March" plan), which was presented to the Board of Appeals at the March 28th hearing; and the current 60-unit townhouse concept plan (dated 5-8-12; the "May" plan).

The townhouse plan is an alternative proposal under consideration by the applicant to attempt in good faith to address identified concerns of the Board of Appeals and Conservation Commission, but, unless accepted, understandably, it does not constitute a replacement plan or an abandonment of the plan of record proposing 120 apartment units under MGL c. 40B. The current townhouse plan represents the culmination of several negotiation sessions that have occurred over the past several weeks between the applicant, town staff and representatives of the Board of Appeals, Conservation Commission and neighborhood representatives.

The enclosed plan has been prepared showing the current May plan overlaid onto the March plan (shown as gray background) for purposes of comparison. The following items summarize the major changes made to the plan, comparing the 64-unit March plan to the 60-unit May plan (major distinctions between the townhouse plan and the 120 unit plan of record have been previously provided):

- The March plan showed development in the "northeast" corner of the site, to the north of the main site access and near the abutting Labib property on Stagecoach Drive. That plan depicted two townhouse buildings with six units; the property management office building; WWTP building; a short access drive with 8 parking spaces and an "emergency access only" curb-cut on Landham Road. The May plan has removed any development in the "northeast" area of the site altogether and relocated the two townhouse buildings with six units and the WWTP building

Engineering and Architecture Services
One Grant Street
Framingham, MA 01701
Tel 508.903.2000 Fax 508.903.2001



to the “southeast” portion of the site, to the south of the main access, thereby preserving the existing meadow at the front of the site.

- A two-unit “white New England farmhouse”-style townhouse building is now shown in the same general footprint location as the existing Johnson farmhouse; and a four-unit “red New England barn”-style townhouse is tucked behind the farmhouse along the southerly lot line. The WWTP building has been relocated to the south of the main access road, adjacent to the drip dispersal leaching area.
- At the request of Town representatives, the cluster of “southwest” townhouse buildings adjacent to the southerly lot line abutting the Huntowski/Egden property have been shifted to the north away from the lot line to significantly increase the side yard setback distance from a range of 30’ to 45’ as shown in the March plan to a range of 53’ to 80’ as shown now in the May plan, well in excess of the setback required per zoning; the two townhouse buildings from the March plan that had been shown in a straight line running essentially parallel to the southerly lot line are now broken up and shown as three buildings askew with a long tree-planted landscape berm to further increase the buffer from the abutting house.
- At the request of representatives of the Conservation Commission, the cluster of four “northwest” townhouse buildings have been shifted to the south and east away from the “XB” Vernal Pool area and substantially increase the area of undisturbed adjacent upland resource area as compared to the March plan and more significantly, as compared to the 120-unit apartment plan.
- The March plan showed four 1st floor master units (units with the master bedroom on the 1st floor) located in the two townhouse buildings that were at the front “northeast” portion of the site; the May plan shows six 1st floor master units, all located in the rear cluster of buildings.
- The May plan has deleted the center median strip in the main access road at the site entrance and adds a bus stop shelter, three bus stop/parent parking spaces and a 3-car bus stop/waiting pull-over area.
- The main access road has been reduced in width by two feet along the wetlands crossing from 26 feet to 24 feet and along the site interior townhouse drives from 24 feet to 22 feet.
- The number of guest parking spaces has been increased from 24 to 34.
- The property management office building has been relocated from the front portion of the site to the back “southwest” portion of the development.



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- The Waste & Recycle enclosure area has been relocated to the end of the “southwest” access drive.

Engineering design details for these plan changes, including stormwater management calculations and final grading, remain to be finalized. We trust these further modifications to the potential alternative plan demonstrate the progress made during the working sessions and we look forward to meeting with the Board to discuss this potential alternative plan at the next hearing on May 16th.

Sincerely,

Glenn K. Dougherty, PE
Senior Project Manager

cc: Sudbury Conservation Commission
Applicant Team