

Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

February 25, 2015

Mr. T. Bradley Duffin
Director of Facilities and Real Estate
Raytheon Company
350 Lowell Street
Andover, MA 01810

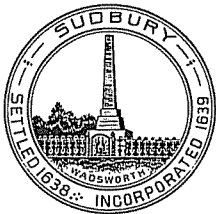
RE: Sudbury Raytheon Redevelopment

Dear Mr. Duffin:

The Town of Sudbury, acting through its Board of Selectmen and Planning Board, has held several meetings to discuss the Town's goals and priorities as they relate to redevelopment of the Raytheon property upon its sale to a private developer. First, we thank you for meeting with Town officials and indicating Raytheon's desire for a smooth transition. These early discussions set the stage for a productive process which we hope results in a redevelopment scheme that is mutually beneficial for all parties. We also thank Raytheon for being an outstanding corporate citizen for six decades. While the decision to vacate the property by Raytheon is a great loss for Sudbury, we trust that a continued cooperative approach by all parties will result in positive developments for the community. This letter is the product of several months of discussion between the parties on this topic and is intended to provide clarity regarding the Town's goals for the disposition and future development of the property.

We have studied the property and understand its development potential, acknowledging current zoning and other permitting limitations. We have come to understand limitations in the market for certain commercial uses, including the current use of the property for large scale office. This knowledge has encouraged us to consider new uses for the property that can help fulfill several different Town needs and goals.

From the Town's perspective, we feel that the property is well suited for a mixed use project with a focus on residential with supporting retail. The Town's objective in suggesting these uses is to help promote a project that reflects the nature and character of Sudbury and which will create enough affordable housing units to reach, or nearly reach, our 10% state requirement in order to enable Sudbury to successfully prevent undesirable 40B projects that would circumvent town planning and zoning. Sudbury's affordable housing gap is approximately 240 units. It is our strong preference that any housing component be developed entirely as rental housing under a state-recognized subsidy program so that all units count towards this requirement. This will entail that no less than 25% of the units are affordable under the state's definition and are eligible to count on Sudbury's Subsidized Housing Inventory. It is our desire that the maximum allowable percentage of the new housing units be age restricted housing, in order to minimize the impacts of this redevelopment on our already burdened school system and provide additional housing diversity for our growing senior population. Congregate care and assisted living facilities would be welcomed, especially if they also included an affordable component. We also think some amount of retail and limited office use of proper scale and character would complement the area and provide convenient services to the new residents.



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The Town will consider endorsing a Local Initiative Program (LIP) 40B application if the proposed development is responsive to the above Town objectives and helps the Town achieve its affordable housing goal. The LIP process will likely prove to be the most expeditious, as it would not require a zoning change.

With any project, we expect that all impacts will be fully mitigated, including but not limited to increases in the number of school-aged children, potential environmental contamination, traffic and support service needs. The Town will also seek to obtain certain additional items from the developer to enhance the new development on the site and provide benefits to the Town as a whole, including but not limited to access to the abutting rail trail, expansion/relocation of the Route 20 Fire Station, reservation of land for active and/or passive recreation, streetscape improvements and maintaining a location for the medi-vac helipad.

We have appreciated your forthright approach to the discussion regarding the property thus far. The redevelopment of this property provides a unique opportunity for Sudbury and may be a catalyst for longer term mutually beneficial economic development initiatives, including renewed interest in installing a sewer along Route 20. We are exploring innovative funding initiatives at the state level to fund the sewer project, including District Increment Financing. With such expanded wastewater capacity, the future value of the Raytheon property will increase and additional community-embraced development opportunities will be possible. Such an economic development tool will be most effective if supported by the developer and Raytheon and we would seek such support if we proceed in this manner.

The Town is ready and willing to continue to work with Raytheon and its partners to discuss the redevelopment of this property in a manner that is consistent with Town goals and mitigates identified impacts. Please let us know how and when we can be of continued service as this project proceeds.

On behalf of the Board of Selectmen,

Charles C. Woodard, Chairman

On behalf of the Planning Board,

Craig Lizotte, Chairman

cc: Albert G. Tierney III, McCall & Almy



2310 Washington Street
Newton Lower Falls
MA 02462

Phone. 617.527.9800
www.natdev.com

September 25, 2015

Ms. Patricia Brown
Chairman
Board of Selectmen
Town of Sudbury
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

Mr. Craig Lizotte
Chairman
Planning Board
Town of Sudbury
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

Re: Raytheon Redevelopment – Sudbury, MA

Dear Sudbury Board of Selectmen and Planning Board:

Over the past year we have been working closely with the Raytheon Company regarding the acquisition of their 50-acre site at 526 & 528 Boston Post Road. While we were under strict confidentiality during that time, we are writing today to publicly let you know that we have been selected as the buyer of the property.

Despite our name (“National Development”), we are a locally owned, private, real estate development company located in Newton, MA. Several of our key employees live in Sudbury and the surrounding communities of Wayland, Stow, Weston and Natick. While we only do projects in the Boston area (495 to downtown Boston), we have been one of the most active developers in the state over the past 30 years. We have a long-term investment philosophy of developing high-quality projects in great towns. We are a multi-disciplinary company with our own development, construction and property management teams that allow us to remain intimately involved in important details throughout the development process. We are working along-side AvalonBay Communities on this project as we believe they will bring an unparalleled experience and similar long-term perspective to the multi-family component of the project.

Through things like the Route 20 Corridor Study the Town put out in March and the “Raytheon Redevelopment” letter you sent to Mr. Duffin at Raytheon back in February of this year, we have just begun to understand the importance of this property to the Town of Sudbury as it relates to tax revenue and redevelopment potential in a highly visible part of Town. In our initial analysis of the site, we have obviously developed some preliminary thoughts on what we believe the highest and best “re-uses” may be for this centrally located parcel. From the preliminary materials we have seen to date, we are hopeful that we share a common overall vision of a synergistic, mixed-use development that can both satisfy many of the Town’s needs/desires and provide us with a successful long-term investment.

We are excited to make this introduction but understand it is only the first step in what will be a long-standing relationship between our firms and the Town. We believe that open

communication between the Town and the developer is the single most critical component to a project's long-term success. We would like to "kick things off" with a more detailed introduction and overview of the redevelopment project at your upcoming scheduled meetings on October 6th (Selectmen) and October 14th (Planning Board).

Please let us know if there is room on the agenda at these meetings. We look forward to working closely with the various boards, committees and residents that will be involved with the project on the Town's behalf. Thank you for your time and we hope to see you in a few weeks.

Sincerely,

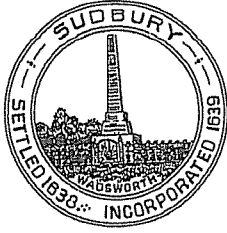
A handwritten signature in blue ink, appearing to be 'Ed Marsteiner', with a stylized flourish at the end.

Ed Marsteiner
National Development

A handwritten signature in blue ink, appearing to be 'Scott Dale', with a stylized flourish at the end.

Scott Dale
Avalon Bay Communities

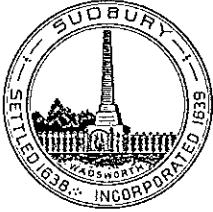
cc: Jack O'Neil, National Development
Dave Gillespie, Avalon Bay



SUDBURY BOARD OF SELECTMEN
TUESDAY OCTOBER 6, 2015
7:30 PM, TOWN HALL - LOWER LEVEL

Item #	Time	Action	Item
	7:30 PM		CALL TO ORDER
	7:30 PM		Opening remarks by Chairman
	7:35 PM		Reports from Interim Town Manager
	7:40 PM		Reports from Selectmen
	7:50 PM		Citizen's comments on items not on agenda
TIMED ITEMS			
1.	7:55 PM	<i>VOTE / SIGN</i>	Discussion and vote on whether to approve the Town Manager Contract between the Town of Sudbury and Melissa Murphy-Rodrigues, and ratify the vote taken in Executive Session.
2.	8:05 PM	<i>VOTE</i>	Discussion and question of voting to accept the Sudbury Access Corporation's FY15 Financial & Operating Reports as required by their contract. (Jeff Winston and Lynn Puorro of SudburyTV to attend.)
3.	8:15 PM		Introduction and overview of the Raytheon redevelopment project with representatives from National Development. (Ed Marsteiner of National Development; and Scott Dale, Avalon Bay Communities to attend)
4.	9:00 PM		Introductory discussion with Sudbury Station LLC, regarding an application for a proposed 40B housing development off Peters Way. (William C. Henchy, Esq; Chris Claussen; Chris Kennedy; Robert Engler to attend.)
MISCELLANEOUS			
5.		<i>VOTE</i>	Discussion and vote whether to approve the Sudbury Housing Trust purchase of real estate, as presented, for Home Preservation Home #8.
6.		<i>VOTE</i>	Discussion and vote on whether to authorize Interim Town Manager to execute a consent to an assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC. Proposed vote: Move to approve the assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC, and to authorize the Interim Town Manager to execute a consent to the assignment.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



Town of Sudbury

CONSERVATION

Wetlands • Conservation Land Management • Land Protection • Stormwater

275 Old Lancaster Rd.
Sudbury, MA 01776
978-443-2209 x1370
Fax 978-443-6128

To: Sudbury Board of Selectmen
From: Sudbury Conservation Commission
Date: Oct. 21, 2015
Re: Village at Sudbury Station; Comments to MassHousing

*C. Russo
D. Dineen
on behalf of
Con Comm.*

The Sudbury Conservation Commission offers comments on the materials submitted for Project Eligibility for the Village at Sudbury Station M.G.L. Chapter 40b development in the Town Center. These comments are intended for your consideration in your comments to MassHousing on Project Eligibility.

Wetlands

Wetlands are located on the property to the north of the proposed development. These wetlands include Mineway Brook and its tributaries, as well as a substantial area of bordering vegetated wetland and flood plain. On August 24, 2015, in a properly posted and advertised public hearing, the Commission issued an Order of Resource Area Delineation (ORAD) confirming most the wetland types and locations on the site.

Mineway Brook was deemed to be an intermittent stream (lacking a 200' riverfront area) from Concord Road west to approximately mid-way between Concord Rd. and the culvert under the proposed Bruce Freeman Rail Trail corridor. From this mid-way point west to the culvert, the ORAD did not include a determination on whether or not a riverfront area exists. This was not part of the scope of the Notice of Resource Area Delineation (NRAD) submitted by the applicant. The plan submitted to MassHousing is misleading as the stream is indicated only as intermittent.

As the subsequent project was to be proposed under M.G.L. Chapter 40b, the NRAD included only wetlands to be reviewed under the delineation criteria of the state Wetlands Protection Act (WPA). Therefore, the resulting ORAD only confirms the wetland resource areas in accordance with the criteria under the WPA. Should the property not be developed under M.G.L. Chapter 40b, a new comprehensive wetland delineation including local wetlands bylaw criteria must be applied to the site. Likewise, should any alteration on the site occur within 200' of the undetermined portion of Mineway Brook, a new NRAD must be filed with the Commission.

We note that no waiver request from the local Wetlands Administration Bylaw was included in the list of waivers. The application states that site development involves no wetlands alteration and the developer will mitigate any potential negative impacts to wetland resources. The main

roadway providing site access through Peter's Way will involve substantial alteration to the existing narrow gravel driveway used a back entrance for DPW to the cemetery. This work will occur well within 100' of the wetlands. The application goes on to state that "there are wetlands on the site which will be protected and the extensive walking trails on and off the site will become a true amenity". Overuse of these sensitive wetland and open space areas (all within rare species habitat) may have a serious detrimental impact on the ability of the open space to provide the current services of wildlife habitat and groundwater protection.

Protection of Natural Resources

In addition to the narrowly-focused wetland issues, the Conservation Commission was established under M.G.L. Chapter 40 section 8C for the promotion and development of the natural resources and for the protection of watershed resources of the town. Therefore, the Commission is providing broader comments in this memorandum beyond the wetland regulatory issues.

Project Eligibility means a determination by a Subsidizing Agency that a Project satisfies the jurisdictional requirements of 760 CMR 56.04(1). Eligibility criteria further state that MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it must find the following:

760 CMR 56.04: (c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In order to make this determination, preliminary site development plans must show the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. An Applicant proposing to construct or rehabilitate four or fewer units may submit a sketch of the matters in 760 CMR 56.05(2)(a) and (c) which need not have an architect's signature. All Projects of five or more units must have site development plans prepared by a registered architect or engineer. In addition, a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants; must be submitted.

The plans submitted with the Sudbury Station application do not contain the detail necessary to determine if the project design is appropriate for the site. General dimensions, landscaping improvements, sewage disposal area, drainage, hydrants, etc. where not shown on any plan, and

no plans of the proposed design were signed or stamped by a registered architect or engineer. With a very dense clustering of units on the steeper areas of the site, these drainage and septage structures and areas must be part of the initial filing or a determination under 56.04 cannot realistically be made by MassHousing. Soils data and drainage mitigation is paramount to determining if the site can meet environmental constraints. As these critical items were not included, MassHousing must reject the application for failure to provide this information.

Open Space and Recreation

The project site is included in Sudbury's current Open Space and Recreation Plan (OSRP) and therefore benefits from a presumption that the site is needed to preserve Open Spaces unless the Applicant produces evidence to the contrary. No evidence to the contrary was produced.

The site is listed in the OSRP as it meets the criteria for multiple reasons for preservation in a natural state. The property is a greenfield site development, with no structures on the site. The site is circled on several sides by open space (e.g., Haynes Farm, Parkinson Parcel, Howe parcel), so large-scale development here would have a huge impact even beyond the boundaries of the site itself by fragmenting an existing unbroken habitat. The project site is contained within an area identified by the MA Natural Heritage and Endangered Species Program with protected rare species habitat and priority habitat. Several certified and several confirmed vernal pools are located in very close proximity to the site. A full accounting of the wildlife species inventory should be conducted to understand the effects this development could have on these rare species populations. This site is basically an "oasis" for these species in this area of town.

The application states that the project will create or preserve of open space or passive recreational facilities for the residents. In reality, these amenities already exist on this undeveloped site. The project will significantly reduce the current open space and allowing excessive passive recreation in this habitat is likely to reduce the value of the area overall for passive uses.

Application Lacking Necessary Information for Eligibility Decision

The project also has the potential for increased pollution from stormwater runoff due to the excessive amount of proposed impervious surface. These issues were not even vaguely addressed in the site application.

The site is bound by wetlands on the north and northwest, with steeply sloping topography. Surface and groundwater quality concerns are paramount in Sudbury where we rely 100% on our groundwater for our potable water needs.

All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles. Part of the criteria for

demonstrating consistency includes showing proposed site grading (2' contours) and schematic landscaping and screening. The final site concept plans are deceiving as the extent of disturbance is likely to be far greater than the areas shown once drainage structures and leaching fields are added to the existing grades of 20%+ in portions of the site. Uses of low impact development (LID) or other innovative techniques were not discussed in the application.

MEPA

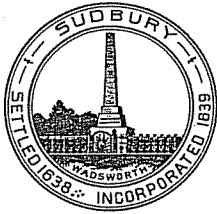
It appears that the project will be subject to a MA Environmental Policy Act (MEPA) review

Appraisal

MassHousing must receive an "as-is" appraisal of the site in accordance with a valuation determination consistent with the Department's guidelines. This appraisal should take into consideration the intent of the Town with the 2012 land swap where the Town Meeting voted to allow the swap to provide access for one single-family house lot.

Obligation of MassHousing

MassHousing has an obligation to take into consideration the interests of future generations to ensure they are not compromised by today's decisions. Compact and/or clustered development so as to preserve undeveloped land is a goal of the 40b process. The Village at Sudbury Station does not in any way do so. The buildings and units are clustered only to the extent of the site constraints. The open space shown on the plan is already open agricultural space protected in perpetuity. The design of this development maximizes the number of units in buildings that do not fit with the character of the Sudbury Center area. Soil degradation, drainage, septage, traffic, and overuse of sensitive passive recreational areas will result from this project. We encourage MassHousing to require the developer to look at designs that are more sensitive to the environment and the rich history of the area to allow it blend into the current fabric and quality of life for existing residents and those residents seeking to occupy the new units.



Town of Sudbury

Planning and Community Development Department

Jody A. Kablack, Director

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278 Old Sudbury Rd
Sudbury, MA 01776
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<http://www.sudbury.ma.us/services/planning>
kablackj@sudbury.ma.us

TO: Board of Selectmen
FROM: Jody Kablack, Director of Planning and Community Development
RE: Village at Sudbury Station, Comments to MassHousing
DATE: October 20, 2015

This application proposes a comprehensive permit pursuant to MGL. c. 40B to construct 250 units of rental housing on approximately 39.87 acres of land located off Concord Road, abutting the New Town Cemetery and the Bruce Freeman Rail Trail corridor. The property is zoned A-Residential. The property is currently vacant and forested, and contain 26.42 acres of non-buildable land under an Agricultural Preservation Restriction, and 13.45 buildable acres. Wetlands have been delineated recently through an approved Notice of Resource Area Delineation (NRAD) by the Conservation Commission, which indicated few wetlands in the area of the development. The site is hilly, with grades gradually increasing from the railroad corridor east to the cemetery, with slopes of 8-14% throughout the developable portion of the property.

The development is proposed as 12 buildings. Three buildings contain 4 stories, with parking under the building; 2 buildings contain 3 stories with parking under the building; the remaining buildings contain 2 stories, some with parking under the building and some without. Twenty five percent (25%) of the units (63 units) are proposed as affordable housing for households @ 80% the HUD Area Median Income under the state's guidelines. Estimated rents for the affordable units are estimated at \$1190 (one-bedroom units), \$1419 (2-bedroom units) and \$1629 (3-bedroom units). Market rents will range from \$1950-\$2850. The development will consist of 119 one-bedroom units, 106 two-bedroom units and 25 3-bedroom units. 406 parking spaces are proposed. One internal roadway will service the development creating a through street from Concord Road to Hudson Road.

Wastewater disposal is proposed as a package treatment plant. The leaching field is not shown on the plan, nor is the treatment plant. Approximately 43,000 gallons/day of wastewater is anticipated from the development (based on 397 bedrooms). It is unclear whether soil testing has been performed. No testing has been witnessed by the Sudbury Board of Health. Stormwater management has not been shown on the plan.

A site visit with MassHousing was held on October 6, 2015. Comments are due to MassHousing by November 6, 2015.

I offer the following comments and recommendations:

1. The property is adjacent to the Sudbury Center Historic District, a designated National Register Historic District, on the east and south sides. The height and density of this development could have a permanent negative impact on the Historic District and the historic buildings and landscapes in the district. The application materials include a cross section of the plans and anticipated visual impacts, however this conceptual drawing does not take into account: the significant tree removal that will be necessary to construct the development; views from Hudson Road traveling east; views from other higher areas in the immediate vicinity; roof heights (the roofs look almost flat in the conceptual cross-section); and views along the rail trail. The applicant should be required to provide better conceptual cross sections **prior to approval by MassHousing of the Site Eligibility letter.**

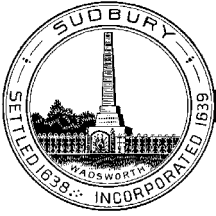
2. The Town has recently been advised of a pending 250 unit rental 40B development on the Raytheon site at 526 and 528 Boston Post Road. The Raytheon property is an identified parcel on the Town's approved 2011 Housing Production Plan, and is a more appropriate site for a large development. The Town currently needs 235 units to reach its 10% affordable housing goal. 2 large developments will place undue strain on municipal services, and may create excessive supply of a similar housing type.

The subject parcel of land is contained on the Town's 2009 Open Space and Recreation Plan, and is described in that plan as a "Forested, landlocked parcel adjacent to undeveloped Town lands (Parkinson, Howe, New Town Cemetery) and the proposed Bruce Freeman Rail Trail. Adjacent to actively managed crop land under Agricultural Preservation Restriction, and wooded area containing Mineway Brook with limited trails. Presents an opportunity for further development of an active/passive recreational complex and expansion of Town cemetery." The Town's long range plans indicate specific recreation and open space uses for this property which do not include housing development.

3. Two access points are proposed, however neither of the accesses to the development are without significant safety concerns. The Concord Road access is off-set from Candy Hill Lane, making turns from both of those roads onto Concord Road awkward. It is questioned if the access on Peter's Way can be constructed without the need for an easement from the Town due to wetland constraints on the northern side of the right of way. Sight distance at this intersection is not acceptable.

The Hudson Road access poses a significant safety hazard by its location in a very congested stretch of the road. The Town of Sudbury is just completing the major reconstruction and realignment of a large intersection located approximately 600 feet away from the proposed access driveway. Adding a new driveway to service 250 residential units will decrease the level of service at this location, causing accidents and heavier delays. The new driveway will be flanked to the west by 4 access points within 225 feet (the rail trail, the Ti-Sales commercial property driveway, single family house driveway and driveway to the Town's recreation field); to the east by 2 residential driveways within 175 feet; across the street to the south there will be a conflict with the Peakham Road intersection, as the new driveway will be off-set by only approximately 80 feet. The egress driveway for the 29 Hudson commercial plaza poses another problem almost directly opposite the new access. It is questioned if there is adequate right of way to make the necessary improvements to create a safe access to the development on Hudson Road. These impacts may not be able to be mitigated, and **MassHousing should be requested to require the access to the development be adequately designed prior to issuance of the Site Eligibility letter.**

4. The basic engineering feasibility of this development is in question. The applicant has not provided the Town with adequate information to determine whether the site can handle the wastewater capacity proposed, or provide adequate stormwater protection. This information should be fully documented upon submittal of the Comprehensive Permit so that the limited amount of time allotted to review of the permit (180 days) is not squandered.
5. Sudbury Board of Health approval will not be required for this development since a package treatment facility is proposed. DEP will be the permitting agency. However it is strongly urged that all DEP witnessed soil testing include the Sudbury Health Director so that the Town can keep informed on the progress of the design of the system.



Town of Sudbury

Planning and Community Development Department

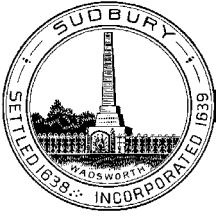
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6. The proposed method of stormwater collection has not been shown. This development proposes a significant amount of impervious surface, including the buildings, roadway and parking, on a hillside. Mitigating stormwater and erosion control will be challenging, and will require large areas for detention. These areas will need to be cleared of forest in order to function properly, and this level of clearing is not indicated on the preliminary plans. This information should be fully documented upon submittal of the Comprehensive Permit.
7. Almost ½ of the proposed development area is within a mapped Priority Habitat Area under the jurisdiction of the Natural Heritage Endangered Species Program (NHESP). The land surrounding this proposed development is undeveloped, and contains streams, wildlife corridors, endangered species and little human intrusion. The impacts of the development to the wildlife, brooks and fisheries must be documented. This information should be fully documented upon submittal of the Comprehensive Permit.
8. Residents have expressed concerns for impacts to the school population from this development. The applicant should be required to submit verified data from similar existing developments in Massachusetts to document the number of school children who will reside in the development so that the Sudbury Public School Committee has accurate information to plan for future growth. This information should be fully documented upon submittal of the Comprehensive Permit.
9. Verified tenancy data (length of occupancy, household size, etc) from similar developments in Massachusetts is requested so that the Town can better understand the population of residents who will live in the development, and any particular municipal needs that the development will require.
10. Over 30 waivers are requested in the application, including height (2.5 stories permitting; 4 stories requested), dimensional setbacks, parking, environmental protection, erosion control, screening and landscaping. This seems excessive and unreasonable given the size of the parcel. As there are no wetland constraints on the majority of the parcel, setbacks should be required to conform to current zoning at a minimum. The New Town Cemetery will be particularly impacted by the proximity of the proposed buildings.
11. The height of the buildings exceeds zoning, and will be a concern for fire protection and public safety response for medical calls. It is questioned if the buildings will contain elevators. Without elevators, public safety response time will be severely impacted, as reaching residents on the upper floors will be difficult. As proposed, at least 56 units will be on the 3rd and 4th floors.
12. The applicant should be urged to reduce the number of units in the development in order to attain adequate separation of the buildings from the property lines, and demonstrate adequate land area for stormwater and wastewater management. The concern lies not only with the ability to meet Town and state requirements, but for the amount of vegetation clearing and grading that will be required.
13. Several submission requirements of the MassHousing Comprehensive Permit Site Approval Application/Rental are missing, and which do not provide MassHousing with the complete history and description of the property, and do not provide the Town the ability to adequately review the proposal. **These items should be submitted prior to issuance of any Site Eligibility letter for this proposal:**

- a. Section 2 of the application requires disclosure of any previous development efforts on the property. This property received Definitive Subdivision approval in 2012, which approved the extension of Peter's Way to service one single family lot.
 - b. Section 2 also asks if the site is listed on the National Register of Historic Places. The entire Sudbury Center Historic District is listed as a National Historic District.
 - c. Section 2 requires a By-Right Site Plan be submitted. The plan submitted in the application is not by-right, as the secondary access road onto Hudson Road does not meet the Planning Board Subdivision Regulations due to its proximity to the property line, as well as proximity to the existing garage at 30 Hudson Road. If the secondary access was not proposed, the main roadway on Peter's Way and Peter's way Extension would also not be compliant with the Subdivision Regulations due to the length of a dead end street.
 - d. Section 3 notes that the net density of the proposal is 18.59 units per acre. The site is in a 1-acre residential zone. The density proposed far exceeds that of any other 40B development in Sudbury, which on average contain less than 6 units/acre.
 - e. Section 3 requires the submittal of a Preliminary Site Layout Plan with proposed site grading and setbacks. No such plan has been submitted.
14. The applicant's responses to the Sustainable Development Criteria Scorecard contained in the MassHousing application are misleading and inaccurate in several areas:
- a. The proposed development does not reuse an existing site, structure or infrastructure. This site is vacant and forested and has not been previously developed.
 - b. The proposed development does not promote social equity and improve the neighborhood. The property is a listed parcel on the Town's Open Space and Recreation Plan and is desired for preservation. Development will not be an improvement.
 - c. The project does not create housing in an area where the only new construction is single family homes on large lots for market rate price levels. 2 out of 4 developments currently under construction in Sudbury are creating 3 units of affordable homeownership housing, and 26 units of age-restricted multi-family housing.
 - d. The project will not be the only supply of affordable rental units in Sudbury. In fact, over 2/3rds of the affordable housing in Sudbury are rental units. The Town currently has 321 units of affordable rental housing (5.4% of the total housing stock), and 36 units of homeownership.
15. The ability to access this parcel was granted via a land swap between the Town and the property owners at the 2011 Annual Town Meeting. Previously the parcel was landlocked. The intent of the swap was to provide the property owners with enough frontage for 1 single family lot in exchange for 2 acres of land to be used by the Town for cemetery purposes. No restrictions were placed on the land deeded to the property owners. Subsequent to the land swap, the Planning Board granted subdivision approval for the extension of Peter's Way to serve 1 single family lot, and a covenant requiring the installation of the roadway prior to sale of the property was recorded on the property. The intent of the Town Meeting vote will be violated by this proposal.
16. If the development proceeds to a local Comprehensive Permit, the applicant will be requested to address the following issues:
- a) The applicant is encouraged to apply under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw.
 - b) Yard setbacks should be in accordance with Sudbury's 40B Guidelines (3 times the underlying zoning, or 60' side yard and 90' rear yard).



Town of Sudbury

Planning and Community Development Department

Jody A. Kablack, Director

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

<http://www.sudbury.ma.us/services/planning>
kablackj@sudbury.ma.us

- c) Local preference for the affordable units should be requested to the maximum extent allowed by law.
- d) The Housing Trust may request to be the lottery agent for the development.
- e) The applicant should be prepared to address impacts in the form of mitigation and/or design improvements in the vicinity of the property if the application is successful.

In conclusion, the proposed site plan is does not seem appropriate in the context of the surrounding area and historic district; the application does not take into account previous municipal action to meet affordable housing needs as the parcel is not listed on the Housing Production Plan; the housing design is not appropriate for the site and will require significant clearing and grading to construct the plan as proposed; the appropriateness of the parcel is in question particularly in regards to safe access and overall engineering feasibility. Significant documentation is necessary and should be required by MassHousing prior to issuance of a Site Eligibility in order to determine the viability of the proposed development.

Please advise if you need anything further.

cc: Applicant
Conservation Commission
Building Inspector
DPW Director
Health Director
Zoning Board of Appeals
Fire Chief
Police Chief
Sudbury Water District
School Superintendent



Sudbury Police Department

Office of the Chief of Police

415 Boston Post Road
Sudbury, MA 01776
Business (978) 443-1042
Fax (978) 443-1045
nixs@sudbury.ma.us

Scott Nix
Chief of Police

November 3, 2015

To: Board of Selectmen
From: Scott Nix, Chief of Police
RE: Sudbury Station 40B Application

Board of Selectmen,

As you have expressed, safety is of paramount concern to the Board as well as other disciplines. In assessing safety concerns relative to the project please accept the following:

- ☐ Hudson Road is a heavily travelled roadway, particularly during commuting times. The addition of an egress onto Hudson Road in the area adjacent to a potential rail trail crossing and across from another heavily travelled road is cause for concern. Given the limited site lines, both points of access would compete with each other. This was already an area of concern identified during the Bruce Freeman Rail Trail process.
- ☐ Entering on to Concord Road, another heavily travelled road, in the area of Candy Hill Road is also an area presenting possible safety issues.
- ☐ Ability to reconfigure the aforementioned areas appears to be limited.
- ☐ Public safety response through an already congested area may be hampered.

In summary, site lines, traffic congestion, ability for public safety to respond are areas that absolutely need to be addressed to best ensure the safety of all. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Scott Nix", with a stylized flourish at the end.

Scott Nix
Chief of Police

ABRAMS & CINCOTTA
ATTORNEYS AT LAW
THE MEADOWS
161 WORCESTER ROAD
FRAMINGHAM, MASSACHUSETTS 01701
TELEPHONE (508) 820-4343

May 10, 2002

Sudbury Planning Board
Town of Sudbury
Sudbury, MA 01776

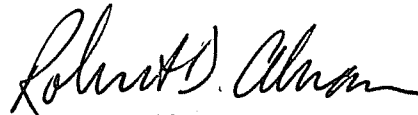
RE: Land Off Peter's Way
Laura B. McCarthy, Applicant

Gentlepeople:

On behalf of Laura B. McCarthy, Applicant for approval of a plan of land off Peter's Way, the Applicant hereby requests that the refundable filing fee for said Application be reduced to \$500.00 and assigns as reason therefore that the Application is simply to extend a paper street for the purpose of generating one frontage for one house on approximately 36 acres of land. It is likely that even the \$500.00 deposit will be mostly refunded.

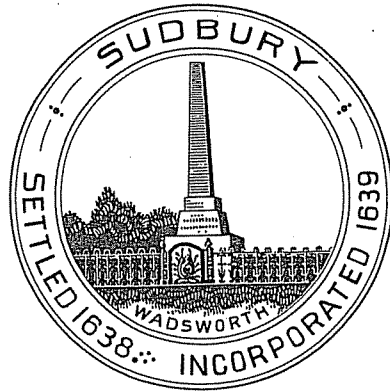
Thank you for your cooperation in this matter.

Very truly yours,


Robert D. Abrams

RDA/mg
pc: Laura McCarthy

**Town of Sudbury
Massachusetts**



**OFFICIAL WARRANT
2011**

**ANNUAL TOWN MEETING
May 2, 2011 7:30 P.M.**

Lincoln-Sudbury Regional High School Auditorium
390 Lincoln Road, Sudbury, MA

BRING THIS BOOK WITH YOU



ARTICLE 26. SALE OF LAND – HUDSON ROAD AND PINEWOOD AVENUE

To see if the Town will vote to authorize the Selectmen, acting on behalf of the inhabitants of the Town of Sudbury, to execute a deed or deeds conveying in fee simple the following described lands for a sum of no less than \$3,500, and upon such other terms as the Selectmen shall consider proper:

Land on Hudson Road, shown as Parcel 124 on Town Property Map F04 and containing 0.12 acres according to said Map;
Land on Pinewood Avenue, shown as Parcel 132 on Town Property Map F04 and containing 0.12 acres according to said Map;

or act on anything relative thereto.

Submitted by the Board of Selectmen

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: Article 26 authorizes the Selectmen to sell two parcels of land on Hudson Road and Pinewood Avenue to the highest bidder. These parcels were the subject of Town Meeting articles in 2009 for transfer of the lots to the Sudbury Housing Trust. The Trust is no longer interested in purchasing the lots, and there is no other municipal purpose identified for them. If this article passes, an Invitation to Bid will be issued setting forth the minimum bid and other conditions determined appropriate by the Selectmen, including no construction of a principal structure on the parcels. It is the intent of this article to convey the parcels to abutters who will add the land to their lots to increase the overall lot size. The parcels will be deeded with a restriction prohibiting the construction of a house, however small accessory structures associated with an abutting lot can be constructed. The acreage of the land will be taxable. The Board of Selectmen supports this article and will report further at Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

ARTICLE 27. EXCHANGE OF LAND OFF PETER'S WAY WITH ABUTTER

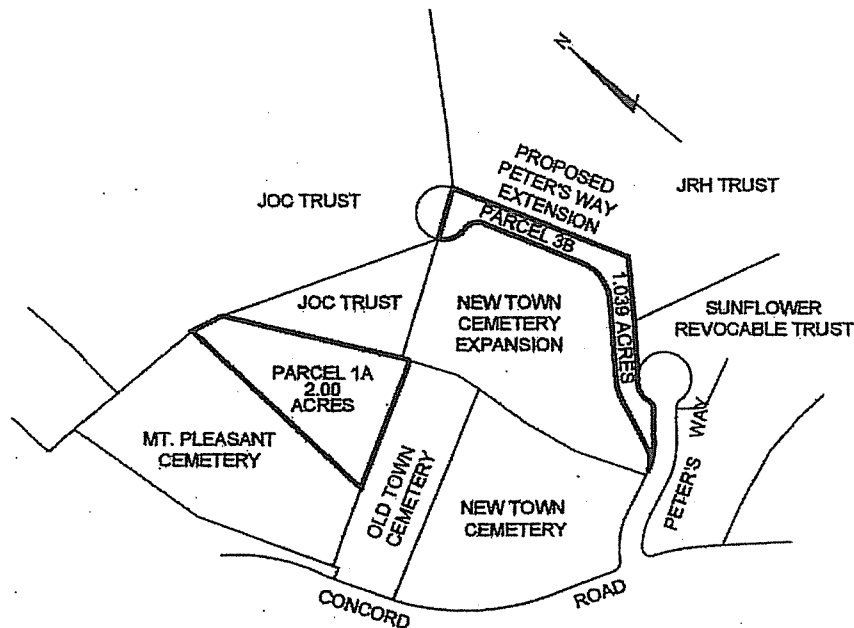
To see if the Town will vote to authorize and direct the Selectmen on behalf of the Town to execute a deed transferring a certain parcel of land owned by the Town, specifically Parcel – 3B consisting of approximately 45,284 s.f. located off Peter's Way, a private way, as shown on "Plan of Land in Sudbury, Massachusetts", last revised January 24, 2011, prepared by Sullivan, Connors and Associates, to Laura B. Abrams f/k/a McCarthy, Martha J. Keighley f/k/a Bartlett, and Dorothy M. Bartlett, Trustees of the JOC Trust, in exchange for a deed to the Town of Sudbury of Parcel – 1A on the aforementioned plan consisting of approximately two acres, said land to be used for cemetery purposes; said exchange is subject to subdivision approval of said plan pursuant to M.G.L. c.41 and the Town of Sudbury Planning Board Rules and Regulations governing the subdivision of land.

Submitted by the Board of Selectmen.

(Two-thirds vote required)

BOARD OF SELECTMEN REPORT: This article, if passed, allows the Town to obtain two acres of land needed for expansion of the existing Town cemetery together with a permanent access easement across Peter's Way, and a landowner to obtain access to a landlocked parcel for the intended development of one house lot. The land transactions will not go forward without approval of the proposed subdivision which will be determined by the Planning Board under its Rules and Regulations for the subdivision of land and any law or bylaw relative thereto. The Board of Selectmen unanimously supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.



**ARTICLE 28. COMMUNITY PRESERVATION FUND –
CARDING MILL POND HARVESTING**

To see if the Town will vote to appropriate an amount not to exceed \$16,000 from the Community Preservation Funds, as recommended by the Community Preservation Committee, for the purpose of habitat restoration of the Carding Mill Pond over a four (4) year period; or act on anything relative thereto. All appropriations will be allocated to the Open Space category and funded from FY12 Revenue.

Submitted by the Community Preservation Committee.

(Majority vote required)

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests an appropriation to fund the harvest of non-native, invasive aquatic weeds in Carding Mill Pond, a pond largely owned by the Town. As they have in recent years, utilizing their own funds with a contributing appropriation of funds and services from the Town, the Hop Brook Protection Association proposes to perform the annual harvest. The invasive weeds cause birds and waterfowl to relocate, then kill the pond's non-aquatic life, and when it decomposes it produces noxious odors affecting the adjacent Town and Wayside Inn open space lands as well as nearby neighborhoods. If untreated, one of the Town's larger and more scenic ponds will devolve into swampland. The CPC understands that this is a temporary but necessary effort to retain a Town asset and supports this expenditure therefore showing the Town's commitment to ending the pollution of Hop Brook and restoring the sustainability of the Hop Brook waterway system.

BOARD OF SELECTMEN POSITION: The Board of Selectmen supports this article.

FINANCE COMMITTEE REPORT: The Finance Committee will report at Town Meeting.

May 4, 2011

Rick Johnson, 38 Bent Road, asked how the Selectmen determined the \$3,500 price, since he believes an acre of property in Sudbury is worth approximately \$250,000. Thus, Mr. Johnson believes an 1/8 acre would sell for approximately \$30,000.

Vice-Chairman O'Brien stated that the bid price was based on analysis from the Assessor's Office and analysis of numerous parcels of similar size provided by abutters. He noted the parcels are considered unbuildable lots, and thus do not carry full-sale value.

The motion for Article 26 was VOTED UNANIMOUSLY..

ARTICLE 27 - EXCHANGE OF LAND OFF PETER'S WAY WITH ABUTTER

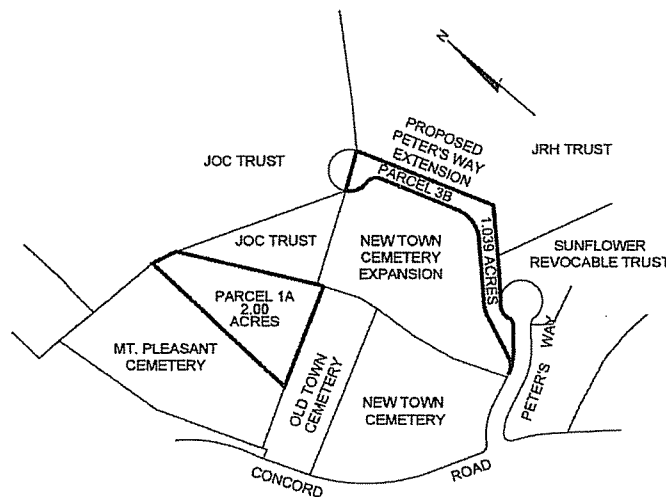
The Moderator recognized Chairman Drobinski, who moved in the words of the article below:

To see if the Town will vote to authorize and direct the Selectmen on behalf of the Town to execute a deed transferring a certain parcel of land owned by the Town, specifically Parcel – 3B consisting of approximately 45,284 s.f. located off Peter's Way, a private way, as shown on "Plan of Land in Sudbury, Massachusetts", last revised January 24, 2011, prepared by Sullivan, Connors and Associates, to Laura B. Abrams f/k/a McCarthy, Martha J. Keighley f/k/a Bartlett, and Dorothy M. Bartlett, Trustees of the JOC Trust, in exchange for a deed to the Town of Sudbury of Parcel – 1A on the aforementioned plan consisting of approximately two acres, said land to be used for cemetery purposes; said exchange is subject to subdivision approval of said plan pursuant to M.G.L. c.41 and the Town of Sudbury Planning Board Rules and Regulations governing the subdivision of land.

Submitted by the Board of Selectmen

(Two-thirds vote required)

The motion was seconded.



May 4, 2011

Chairman Drobinski stated that this exchange of land is an opportunity for the Town to increase the size of New Town Cemetery at no cost to the taxpayers. He explained it is a proposal which was initiated conceptually several decades ago. This article allows the Selectmen to swap approximately 1.039 acres of land the Town currently owns along the perimeter of the New Town Cemetery, which contains unusable topography, with two acres of land that is much better suited for cemetery uses. Chairman Drobinski emphasized this would be the only opportunity the Town has to receive this land at no cost. He explained the property owners desire access to their landlocked parcel and the Town's land provides their only access. He further stated that the parcel would be developed as a joint access for both parties, and an access easement would be granted for Town use. The Town would not be required to maintain the access.

Chairman Drobinski briefly described the process for development of the JOC Trust property, which would be subject to receiving subdivision approval by the Planning Board at a future date. He noted this parcel is approximated at 9.5 acres, but would be limited to one residential lot, due to the length of the road and the amount of frontage being created. Chairman Drobinski stated that the Selectmen urge support of the article to complete expansion of the cemetery.

BOARD OF SELECTMEN: Recommended approval.

FINANCE COMMITTEE: Recommended approval.

Rebecca Chizzo, 21 Whitetail Lane, stated that she passes this area daily. She stated that the area once had aesthetically pleasing ferns, rocks, and wetland areas, which have been destroyed. Ms. Chizzo stated that the area has been torn up, has only a gravel road, and she would rather this area were improved before buying more land.

Chairman Drobinski stated that the Town has a definite need for additional cemetery space. He emphasized the approval process for construction of access to the back parcel would be overseen by the Planning Board, and it would likely require the applicant to upgrade the access road which would provide public and safety-vehicle benefits.

The motion for Article 27 was **VOTED UNANIMOUSLY.**

ARTICLE 28 - COMMUNITY PRESERVATION FUND – CARDING MILL POND HARVESTING

Since the next several articles have been recommended by the Community Preservation Committee (CPC), the Committee's Chairman Christopher Morely provided the Hall with an overview of the CPC. He first presented the **motion** for Article 28 as noted below. Mr. Morely noted the CPC has updated its brochure, which is available tonight as a handout and on the Town website. He briefly summarized the history of the development of State Community Preservation Act (CPA) funds, which are available for open space,

Date: November 2, 2015

Ms. Patricia Brown
Chair
Board of Selectmen
Sudbury, MA 01776

Dear Board members,

Many residents have been closely following the plans for the Village at Sudbury Station. Groups of us have attended Board of Selectmen, Planning Board and other board meetings to find out as much information as possible about this project. We are writing this letter to formally voice our opposition to this proposal.

There are a number of areas of concern about the proposed 250 unit apartment complex. First and foremost in our minds as residents are the safety concerns. The proposed entrances to the property on Concord Rd. and Hudson Rd. open onto two very busy roads. The Hudson Rd. entrance, across from the corner of Peakham Rd. and Hudson Rd., would further increase the risk at an already dangerous intersection. The entrance on Concord Rd. is offset from Candy Hill Rd. in such a way that would make creating a safe intersection difficult if not impossible.

The location of the proposed development is close to a number of schools including the high school and two elementary schools. In addition, there are also a number of churches in the town center, some of which host daycare facilities. The increase in vehicular traffic and the disruption to the current traffic patterns caused by the addition of 400+ cars using those entrances would directly and negatively affect anyone walking into or through the town center, including students walking to and from one of the nearby schools. The impact and risk would also extend to the side streets surrounding the town center such as Candy Hill Rd. and Plympton Rd., which could see increased cut through traffic as motorists look for ways around the increased congestion.

The letters being submitted by the Planning Board, Conservation Board and the draft of the Board of Selectmen letter cover a number of other concerns including environmental impact, questions about how the property was obtained, the lack of detail and incompleteness of the proposal, and the overall economic and/or engineering feasibility of the project. We have read the concerns raised by the respective boards and fully agree with their findings. We therefore respectfully urge the board to oppose the proposal for the Village at Sudbury Station.

Sincerely,

Please see the attached pages for the names and signatures. Thank you.

Petition Opposing the Village at Sudbury Station Proposal

Below is a sign up sheet to support a letter opposing the proposal for an 11 building apartment complex called the Village at Sudbury Station. The proposed site for the project is a wooded area in the north west corner of the town center, behind the town cemetery with access roads on Concord Rd. (diagonal from Candy Hill Rd) and Hudson Rd. (opposite Peakham Rd.).

The proposed development is for 250 apartment units (1-3 bedroom) in 11 building ranging in size up to 4 stories. The property would also have parking spaces for over 400 cars.

A number of residents living near the proposed site have come together to voice their opposition to this project. Key areas of concern are:

1. Safety – The entrances to the property open onto busy roads located near schools. The additional vehicular traffic is a major safety concern.
2. Location – The site is behind the town cemetery. The developer has claimed that the building would likely not be visible from the road or the town center, but the application is currently missing key engineering documents validating this claim. The site also borders the historic district and would at least be partially visible from the cemetery despite claims otherwise from the developer.
3. Need – While Sudbury is currently below it's 10% threshold for affordable housing, there is another proposal for a multi-use development with 250 apartments on the Raytheon site off of Rte 20 that is better suited for development than the proposed site for this project. Both of these projects are proposed as 40B developments, meaning that 10% of the units will be affordable units and the rest will be at market rates.

A number of residents have been attending recent Board of Selectmen and Planning Board meetings and it appears at this time that many of the town boards including the Board of Selectmen and the Planning Board will be writing a letter to MassHousing opposing this project. More information can be found on the town website in the agendas for past meetings.

We would like to add our voices to this effort. A letter outlining our concerns about this project will be included with the town's letter. If you would like your name included on this letter, please provide your name, street address, email and signature below. A copy of the letter will be emailed to you later next week.

Thanks!

Name (please print)	Address	Email	Signature
Susan Abrams	24 Hudson Rd	sueabrams.a@gmail.com	<i>Susan Abrams</i>
Joseph Sicree	16 Candy Hill Rd.	jsicree@gmail.com	<i>Joseph Sicree</i>
Julie Duggin	16 Candy Hill Rd	jduggin@hotmail.com	<i>Julie Duggin</i>
DAVID HORNSTEIN	22 CANDY HILL RD	DAVID.HORNSTEIN@VERIZON.NET	<i>David Hornstein</i>
DANIE SCHAFFNER	22 CANDY HILL RD	JSCHAFFNER@VERIZON.NET	<i>Danie Schaffner</i>
Nicky O'Malley	177 Plympton Rd	nicole.omalley@gmail.com	<i>Nicky O'Malley</i>
Mike O'Malley	177 Plympton Rd	omalley.mike@gmail.com	<i>Mike O'Malley</i>

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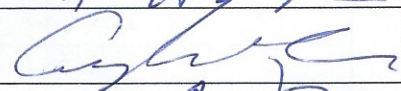
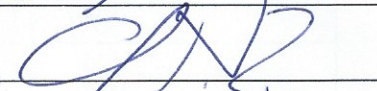
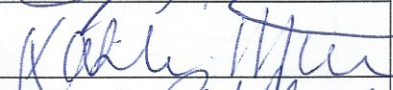

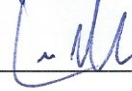


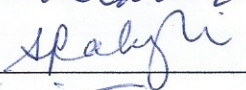

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Thanks!

Name (please print)	Address	Email	Signature
ROBERT LEE	38 CANDY HILL RD	rleesoccer@gmail.com	
Angelica Achi	53 Ridge Hill Rd	AngelicaAchi@comcast.net	
Chris Trecker	54 Ridge Hill Rd	christrecker@yahoo.com	
Katie Trecker	" "	katietrecker@yahoo.com	
Beth Grealish	64 Hunt Road	beth@bethyblettdesign.co.uk	
Lee McLean	31 Ridge Hill	mrgowen-lee@yahoo	
Sheila Shukla	40 Candy Hill Rd	ssliwkowski@gmail.com	
JOZEF SLIWKOWSKI	40 CANDY HILL RD	JOZEF.SLIWKOWSKI@UENIZEM.NET	
Susan Rakowski	51 Crescent Lane	RAKOWSKI01776@gmail.com	
Karin Smith	26 Flintlock La	kahsmith38@gmail.com	

Name (please print)	Address	Email	Signature
Rachelle Waiting	10 Codman Drive	rachellewaiting@gmail.com	Rachelle Waiting
* Mark Waiting	10 Codman Drive	mwaiting@gmail.com	Mark Waiting
Stace Caseria	524 Concord Rd	Stace@StaceCaseria.com	Stace Caseria
Amy Bevan	8 October Rd	amybevan@gmail.com	Amy Bevan
Dina D Sobol	42 Codman Dr	McMahon731@comcast.net	Dina D Sobol
Bill McMahon	42 Codman Dr.	WMcMahonJr@gmail.com	Bill McMahon
KATHY N Lee	38 Andy Hill Rd	Klee01776@gmail.com	Kathy N Lee
Marcel Noonan	5 Pheasant Ave.	marcelnoonan@gmail.com	Marcel Noonan
CONNOR E COMRIE	26 AMANDA RD.	BROKER@COMRIEPE.com	Connor E Comrie
ROSEMARY COMRIE	26 AMANDA ROAD	ROSEMARY@COMRIEPE.com	Rosemary Comrie
Katie Knightly	28 Hunt Rd	K40403@yahoo.com	Katie Knightly
Megank King	1164 Morse Rd	megs0628@yahoo.com	Megank King

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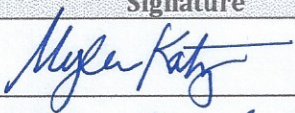
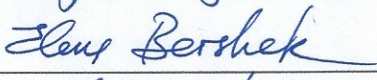
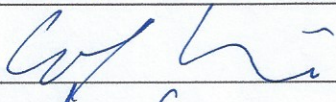
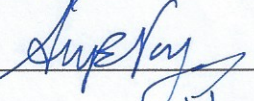
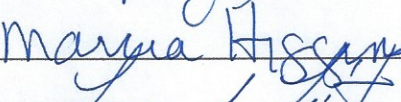
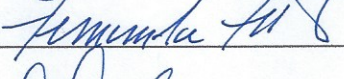
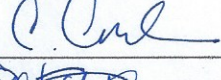

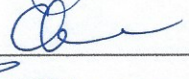

A number of residents living near the proposed site have come together to voice their opposition to this project. Key areas of concern are:


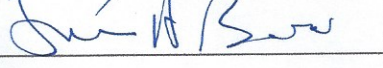


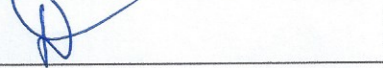
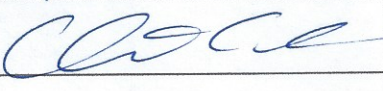
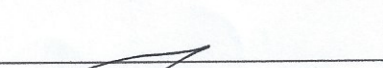
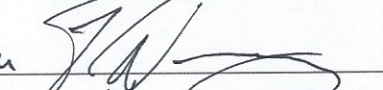
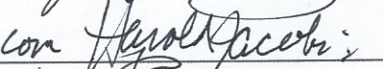
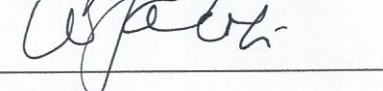
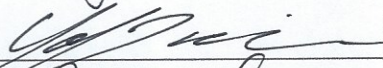
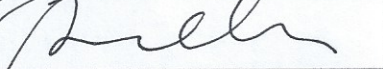
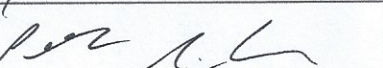
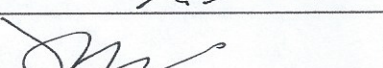

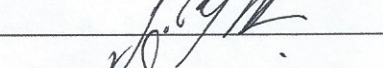
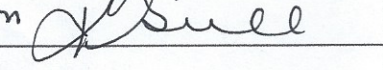
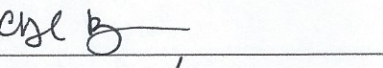


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Name (please print)	Address	Email	Signature
MYLES KATZ	19 CANDY HILL RD.	myleskatz@gmail.com	
ELENA BERSHAK	19 CANDY HILL RD.	bershak@gmail.com	
Carl Leguia	72 Plympton Rd	CLeguia44@comcast.net	
Amy NOYES	72 Plympton Rd	AMYBNOYES@gmail.com	
MARCIA HIGGINS	74 NEW BRIDGE RD	LINDERHOF176@AOL.COM	
Fernanda Firth	41 New Bridge Rd.	Fern.Firth@NEnews.com	
Claudine Carlon	6 Puffer Lane	claudined1968@gmail.com	
Fred Firth	41 New Bridge Rd	Firthkerr@aol.com	
Chris Cox	173 Water Row	Chris.cox@wolkswagen.com	
CHRIS CALIBI	48 Newbridge Rd.	CSCC99@hotmail.com	

Name (please print)	Address	Email	Signature
Greg Crescenzi	40 Clark Rd, Sudbury	gcrescenzi@yahoo.com	
Simon Barker	188 Newbridge Rd	simon.barker8990@hotmail.com	
Julie Barker	188 Newbridge Rd	juliebarker5@hotmail.com	
Jean Nam	81 Newbridge Rd	jeanonam@yahoo.com	
David Harris	81 Newbridge	DAVID.H. HARRIS@gmail.com	
Chris Gouin	33 Clark Rd	cgonin9@gmail.com	
Daphna Cox	173 Water Row	daphnacox@comcast.net	
ROMAN WORONOWICZ	152 NEWBRIDGE RD	RWORONOWICZ@GMAIL.COM	
Harold Jacobi	49 New Bridge Rd Sudbury	HaroldJacobi@gmail.com	
Wendy Jacobi	49 Newbridge Rd	wjacobi@gmail.com	
Chad Nickerson	58 Plympton Rd	chad-nickerson@yahoo.com	
Sandra Lee	62 Newbridge Rd	SLandPR@gmail.com	
Peter Ricketts	62 Newbridge Rd	SLandPR@gmail.com	
Jemimah Milburn	103 Water Row	Jemimah.Milburn@gmail.com	
JAMES Milburn	103 Water Row	randy@combridgeport.com	
Kristin Grill	40 Clark Rd, Sudbury	Kgrill@gmail.com	
Cheryl Budaj	152 newbridge RD sudbury	cbudaj@gmail.com	
Marlin Griffin	25 Clark Road	marlingriffin@gmail.com	
Cara Bradford	241 Water Row	cadionisi@yahoo.com	
James Bradford	241 Water Row	jthbradfo@yahoo.com	

Petition Opposing the Village at Sudbury Station Proposal

Below is a sign up sheet to support a letter opposing the proposal for an 11 building apartment complex called the Village at Sudbury Station. The proposed site for the project is a wooded area in the north west corner of the town center, behind the town cemetery with access roads on Concord Rd. (diagonal from Candy Hill Rd) and Hudson Rd. (opposite Peakham Rd.).

The proposed development is for 250 apartment units (1-3 bedroom) in 11 building ranging in size up to 4 stories. The property would also have parking spaces for over 400 cars.

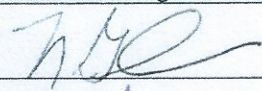
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Name (please print)	Address	Email	Signature
Nick Chonias, Sr.	61 King Philip Rd	ngchonias@gmail.com	
Margaret Chonias	↓	mchonias@gmail.com	MChonias
Nicholas Chonias II		nickchonias@gmail.com	Nicholas Chonias
Lauren Chonias		lchonias@gmail.com	Lauren Chonias

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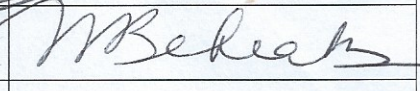
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Name (please print)	Address	Email	Signature
DRAKE BEHRAKIS	23 CANDY HILL LANE	DRAKEB@AOL.COM	
	↓	mariaexbeh@aol.com	
Maria Behrakis			

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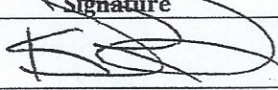
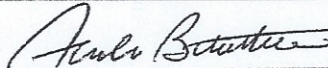
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Name (please print)	Address	Email	Signature
Ken Bettenhausen	107 Peatts Mill Rd	ken@hrknowledge.com	
Nikki Bettenhausen	107 Peatts Mill Rd	bettenn@aol.com	

[illegible]

Kablack, Jody

Subject:

FW: letter to Selectman urging opposition of Sudbury Station 40B to MassHousing

From: Jonathan Danielson <jdanielson999@gmail.com>
To: selectmen@sudbury.ma.us; "Kablack, Jody" <KablackJ@sudbury.ma.us>
Cc: historical@sudbury.ma.us; historian@sudbury.ma.us; info@sudbury01776.org; HistoricDistricts@sudbury.ma.us; Planning Board <planningboard@sudbury.ma.us>; housingtrust@sudbury.ma.us
Sent: Monday, November 2, 2015 6:19 PM
Subject: letter to Selectman urging opposition of Sudbury Station 40B to MassHousing

I would like to express my concern about the proposed Sudbury Station 40B. Irrespective of the deficiencies in the application, which have been highlighted to you elsewhere, this project, in general, is poorly envisioned, primarily because of its location in the very center of the Sudbury Historic District. I urge the Selectmen to strongly oppose this development to MassHousing, without reservation or suggestion of recommended alteration or compromise.

Historic towns and districts in Massachusetts are treasured assets which can never be replaced once destroyed, as has happened much too often throughout the Commonwealth. Thankfully, historic Sudbury has been spared the clumsy touch of short-sighted municipal planning and the insatiable maw of developers. Historic Sudbury has survived for, literally, hundreds of years.

As you know, Sudbury's traditional town center consists of two well-maintained churches, a grand Town Hall, the Hosmer House, a historic general store/post office/ballroom, a newly reclaimed Town Green, a well-maintained cemetery, and several restored historic buildings used for municipal offices, all serviced by relatively calm, well-maintained historic farm roads. Please urge MassHousing to visit Sudbury for a tour hosted by representatives of the Town's various historical commissions to understand what is at stake here in their decision.

Let me be absolutely clear: The Sudbury Station 40B, as envisioned, would destroy Sudbury's historic town center forever. Deciding to throw away hundreds of years of historical preservation to build this project here would be the height of arrogance and hubris. There would be no escape from the visual, traffic, environmental and other impacts from this enormously out-of-scale and inappropriate project.

The developer claims that they can hide 250 units in 4-story buildings behind a single berm only a couple hundred feet from Town Center. This is impossible. Even if it were so, simply climbing into the historic cemetery, or wandering down a side road, or strolling down the planned Bruce Freeman rail trail, or entering the second floors of the historic structures would reveal the hulking ahistorical structures and shock the viewer.

Equally harmful would be the project's general omnipresence. It's not enough to cleverly (or not even so), engineer these dozen or so massive structures out of the way of common site lines. Town Centers, like public parks, quiet forests, open fields, and historic museums, are sanctuaries. The citizens of Massachusetts cherish them not simply for what is there, the historic structures and preserved spaces, but what they know is **not** there, modern development.

Please oppose this development to preserve the character and soul of our Town.

Thank you.
Jon Danielson
37 Landham Road