

# Town of Sudbury

Office of Selectmen  
[www.sudbury.ma.us](http://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](mailto:selectmen@sudbury.ma.us)

December 2, 2015

Mr. Richard A. Mason  
Deputy Director of Lending  
Massachusetts Housing Partnership  
160 Federal Street  
Boston, MA 02110

RE: Avalon Sudbury, 526-528 Boston Post Road, Sudbury, MA

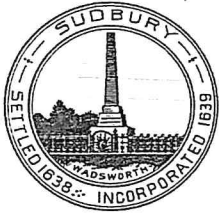
Dear Mr. Mason:

Thank you for your letter of November 12, 2015 and the opportunity to provide comments relative to the above project application. The Sudbury Board of Selectmen met with the applicant on November 17, 2015, and received an overview of the preliminary plan to construct 250 units of rental housing on an approximately 18 acre parcel of land located on Boston Post Road. Four members of the Board were present at the site visit held with MHP on November 24, 2015. The Selectmen also received correspondence from various department heads and Town boards and committees on this development, which has been incorporated into the comments below.

The Selectmen have been aware of the possibility of this development for several months, and through discussions with the Raytheon Company, property owner, and Avalon's development partner, National Development, have been acquainted with the property and the range of development options that it can offer. In February 2015, the Board sent a letter to Raytheon, signed jointly with the Sudbury Planning Board, indicating its support for a mixed use development concentrating on residential housing that would enable Sudbury to reach its 10% affordable housing goal. The plans received to date by the project proponent are in line with this letter, which is attached for your information.

At that time, the Board also indicated the expectation that impacts from the development would need to be mitigated, including municipal school costs caused by a spike in the number of school-aged children entering the school system from the development, remediation of any environmental contamination found on the property, increased traffic impacts and support service needs due to the number of new residents living in the development.

The Selectmen believe the size and location of this property is appropriate for a large Comprehensive Permit, as evidenced by its inclusion on the Town's approved Housing Production Plan which was adopted by the Board of Selectmen on May 17, 2011. There are relatively few residential abutters who will be significantly impacted by the density of this development; it is close to commercial services and the downtown business area; and the size of the parcel lends itself to a large development. It will provide 250 units of rental housing, including 63 units of affordable rental housing, which is not a prevalent housing type currently offered in Sudbury.



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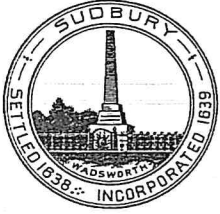
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However, the Board has identified some concerns, and requests that you condition your Project Eligibility approval on the provision of additional information during the Comprehensive Permit process, as noted below:

1. The overall redevelopment plan of the Raytheon property could increase the number of households in Sudbury by approximately 6%. The ability to provide municipal services to these new residents will strain the Town's budgets, most notably schools and public safety. The Board will be discussing mitigation needs with the developer to reduce impacts and to assure the Town has the ability to provide adequate services.
2. The Town prefers to reduce the number of units with dens in the development. Adding dens to the units is a back door way of increasing unit sizes, will encourage occupancy by larger households, and calls into question population and school-age children projections. Larger units also increase noise, traffic, water usage, wastewater capacity, and parking needs. Dens should be minimized, or included as bedrooms in the unit configurations.
3. Sudbury obtains all its drinking water from groundwater aquifers located in close proximity to the development, and the property is within a Zone 2 for a public drinking water supply well field. The applicant is encouraged to apply under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw so that the highest degree of environmental protection available is attained. The Board will also expect that a plan to remediate any known contamination on the property will be included in the Comprehensive Permit application.
4. The applicant has stated on more than 1 occasion that they are working with DEP on changes to the wastewater treatment plant including a potential increase in its capacity. The proposed size of the facility should be disclosed so that the Town can assess the development potential, as well as the plant's impact on groundwater and surface water resources in proximity to the property.
5. The proposed traffic circulation and signalization plan will be reviewed by the Town's traffic consultant to determine its adequacy to safely service the entire development, as well as for impacts to Boston Post Road caused by the development ingresses and egresses. The applicant should be prepared to address any identified impacts in the form of mitigation and/or additional design improvements along the frontage of the property and across the street, including expanded pedestrian walkways, crosswalks and public safety pre-emption signalization for the abutting Fire Station.
6. The applicant should work with the Department of Public Works and MassDOT on any needed drainage improvements along this stretch of Boston Post Road.
7. Local preference for the affordable units is requested to the maximum extent allowed by law.
8. This property is appropriate for the style and density of the housing development proposed, and the development as proposed provides the opportunity to reach the Town's 10% affordable housing goal.



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9. We would appreciate the ability to work with the developer to increase the affordability of a percentage of the units so that they are affordable to households at 50% AMI.
10. The developer of this project, in conjunction with National Development, has willingly entered into negotiations with the Town of Sudbury on mitigation in the form of a Development Agreement. The Selectmen strongly urge that this collaborative effort continue as the plans are finalized.
11. It should be recognized that developer-paid consultant peer review fees are not part of the mitigation package, but are necessary to ensure compliance with state and local laws and bylaws. Reviews anticipated at this time include, but are not limited to, traffic, stormwater, wetlands, MGL c. 40B requirements, building and fire code compliance and inspection services. Additional peer review consultants may be necessary once the Comprehensive Permit is filed and reviewed.
12. The developer is urged to contact abutting property owners immediately to ascertain their concerns with development of the property as proposed.
13. Additional comments received on this proposal are attached.

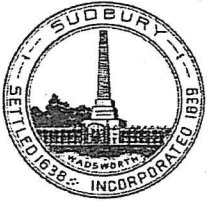
Thank you for your consideration of these comments.

Very truly yours,

Patricia Brown, Chair

## Attachments

cc: Sudbury Zoning Board of Appeals  
Sudbury Planning Board  
Sen. James Eldridge  
Sen. Michael Barrett  
Rep. Carmine Gentile  
Applicant



# Town of Sudbury

*Sudbury Housing Trust*

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387

<http://www.sudbury.ma.us>  
[Housing@sudbury.ma.us](mailto:Housing@sudbury.ma.us)

December 1, 2015

Sudbury Board of Selectmen  
Flynn Building  
Sudbury, MA 01776

RE: Comments on Sudbury Avalon 40B Development Site Eligibility Application

Dear Board members:

The Sudbury Housing Trust offers these comments to the Board of Selectmen regarding the Sudbury Avalon 40B Development Site Eligibility Application.

The Trust is the affordable housing policy board in Sudbury, and offers its comments on the housing related matters of the project. The Trust understands that site and design items will be addressed in the public hearing process, and the Trust offers no input on those matters at this time.

**Local Preference:** The Trust recommends Local Preference be included to the maximum allowable at 70% of the units, to include all allowable categories of current residents, employees of the Town or Schools, and families of students in Sudbury, and employees of businesses located in Sudbury.

**Unit Mix:** The project plans 10% of the units to be 3 bedroom, in accordance with the DHCD policy. These are composed of 6 affordable units, and 9 market units. The Trust requests that the 3BR mix be 7 affordable and 8 market to provide an additional affordable 3BR unit which are in high demand. The Trust suggests that a majority of the affordable 3BR units be located on the ground floor for ease of access to the outdoors. The Trust also requests that all the affordable units mirror the market rate unit in terms of unit type, i.e. those with patios, lofts or other amenities, and be interspersed appropriately throughout the development. The ZBA is encouraged to designate specific units as the affordable units prior to approval of the Comprehensive Permit.

**Units reserved for developmentally disabled persons:** The Trust would like to explore reserving some units for developmentally disabled persons. Sudbury has no units available for developmentally disabled persons, which is a noticeable gap.

**Deeper affordability:** The Trust would like to work with Avalon to reserve some units for households earning 50% AMI, while keeping the overall affordability percentage at 25%.

**Stretch code, renewable energy:** The Trust suggests that the developer may wish to expand the energy efficiency of the development through the use of renewable energy sources (solar). There are significant financial incentives in Massachusetts and the Trust encourages further exploration. The development will be built to the Stretch Code in any event, which is a good baseline.

**Section 8 Vouchers:** The Trust requests that MassHousingPartnership require that the Project accept the lower of the calculated affordable rent or the Section 8 Fair Market Rent (FMR) and underwrite the project to that standard, with a 'hold harmless' clause to prevent lower rents in the future.



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For background, it is estimated that 30% of the affordable tenants will be using Section 8 vouchers (or 19 units extrapolated from comparable developments at Concord Mews and Lexington Avalon). Tenants obtain Section 8 vouchers from issuing agencies, mostly larger local housing authorities and regional housing assistance entities (like SMOC). With a Section 8 voucher, the tenant pays 30% of their income, and the 'voucher' pays the remainder of the rent, up to a maximum of the HUD published Fair Market Rent.

The table below shows the 2015 gross rents included in the Avalon Project Eligibility Letter application (before they are reduced by the tenant paid utility allowance) and the HUD FMR. This shows that the Section 8 maximum rent does not cover the 1BR or 2BR Avalon rent, and more than covers the Avalon 3BR rent.

|   | 1BR     | 2BR     | 3BR     |
|---|---------|---------|---------|
| Projected # affordable units using Section 8 vouchers | 9       | 8       | 2       |
| Avalon  | \$1,395 | \$1,568 | \$1,742 |
| Fair Market/Section 8 Rent                            | \$1,196 | \$1,494 | \$1,861 |
| Difference  | -\$112  | -\$75   | \$48    |

This means that FMR does not cover the 40B 1BR rent so voucher holders are not able to rent the restricted 1BR units. This is a very big issue in the Boston area as the only units available to voucher holders are the units that are restricted as affordable. Voucher holders cannot find any other apartments in most of the communities in Metrowest, and certainly not Sudbury.

The Sudbury Housing Trust understands the complexity of this item, hopes that MassHousing will consider the request.

Please let us know if you need anything further on this topic.

On Behalf of the Housing Trust,

Robert Morrison, Chair

**Kablack, Jody**

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**Subject:** FW: Avalon project

**From:** [arleneschrager@gmail.com](mailto:arleneschrager@gmail.com) [<mailto:arleneschrager@gmail.com>]

**Sent:** Monday, November 23, 2015 8:02 AM

**To:** Bob Haarde

**Subject:** Re: Avalon project

The traffic and congestion on route 20 is already pretty terrible. Adding 250 families living right off of Route 20 will be a disaster traffic wise. Bringing in a large number of children at one time will put quite a burden on the school system. It's much easier for a school system to grow gradually. Of course the number of staff in town services will have to increase with that large an increase in town population. Avalon is popping buildings up everywhere - I don't see why we need one here. Perhaps a smaller complex with 50 units would be much more reasonable.

Arlene Schrager

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**From:** Arlene [<mailto:arleneschrager@gmail.com>]

**Sent:** Thursday, November 19, 2015 2:35 PM

**To:** [selectmen@sudbury.ma.us](mailto:selectmen@sudbury.ma.us)

**Subject:** Avalon project

Dear Selectmen,

I am very opposed to the building of the Avalon Apartment complex on the Raytheon property. My list of cons is very long. I can't think of any pros.

*Arlene*

Schrager

6 Robert Frost Rd