

Present: Frank Riepe (Chairman), Giancarlo Del Vita, Tris Windle, Dan Martin,
Deborah Kruskal

Sudbury Housing Authority Comprehensive Permits
Recommendations to Zoning Board of Appeals

Representing the Sudbury Housing Authority was Kaffee Kang.

The Housing Authority owns five properties where they would like to build five duplex houses. On four lots the existing single-family house will be demolished. On the fifth lot, the existing single-family will be retained and the new duplex will be built on the south side of the lot. All of the lots are non-conforming.

The house designs are two-story structures with vinyl siding and pitched roofs and appearing to be single-family as the entrances are not on the same wall. There are no garages but there are storage sheds.

The Board finds that the applicant has made a good effort to create a non-conforming proposal fit in with the neighborhood but asks that two changes be made:

1. Sheds should not exceed 100 square feet so they are conforming
2. Handicap ramp railings should be designed to fit into a residential setting

The Board recommends to the Zoning Board of Appeals that the project proceed.

Miscellaneous

Informal continued discussion of 3 Marlboro Road Comprehensive Permit

It is noted that the project should be held to the same standards of design, process and approval as any commercial development of housing. Proposals for non-conforming development should make every effort to mitigate the visual impact on the neighborhood of its deviations from the bylaws and this project does not conform to the Town's own Comprehensive Permit guidelines.

Minutes of the January 13, 2010 meeting were approved with corrections.