

**Public Hearing: Site Plan Application – National Development – 526 & 528 Boston Post Road (Assessor’s Map K07-0011 & K07-0013) and Stormwater Management Permit Application**

Present: Design Review Board (DRB) Chairman Dan Martin, DRB Members Paula Hyde, Jennifer Koffel, and Deborah Kruskal and National Development representatives Jack O’Neill, Project Manager Steve Senna, National Development’s Attorney Peter Tamm, National Development architect Michael Giardina, and VHB representative Rich Hollworth

Chairman Lizotte recused himself from the discussion, and he did not return for the remainder of the Meeting.

At 8:05 p.m., Mr. Garvin opened a Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor’s Map K07-0011 and K07-0013, and he read aloud the Public Hearing Notice. He also announced this portion of tonight’s meeting has been scheduled as a Joint Meeting with the Design Review Board (DRB) and he asked the four members present to introduce themselves. The Board was previously in receipt of copies of a memorandum from Ms. Kablack dated December 4, 2015 regarding the proposed Grocery Store at Meadow Walk, the Pre-Application Meeting Minutes of October 28, 2015, a letter from DPW Director/Town Engineer I. William Place dated November 30, 2015 and the relevant sections for Design Guidelines, Special Permits and Site Plan Review of the Town Bylaws. In addition, National Development’s Project Manager Steve Senna distributed copies of three sets of tonight’s PowerPoint presentation slides to the Board regarding the “Master Plan Presentation,” the “Proposed Grocery Store,” and the “Planning Board Presentation Zoning Overlay Discussion,” and copies of the working draft dated December 7, 2015 of the revised Mixed-Use Overlay District bylaw.

Mr. O’Neill noted they would like to review a Power Point presentation of the Master Plan for the benefit of the DRB. He summarized the proposed components to the development plan: village retail, assisted living, age-restricted housing and multi-family housing. Mr. O’Neill stated this will be a joint venture with Avalon Bay Communities. He displayed slides of successful mixed-use developments built by the company in Lynnfield, Hingham and Lexington. Mr. O’Neill also displayed slides of the Raytheon property’s existing conditions, noting there is an onsite wastewater treatment plant, and the proposed Subdivision Plan. He explained Raytheon will vacate the property in phases, and the redevelopment plan is proceeding to accelerate the permit process for the intended anchor tenant, Whole Foods. Mr. O’Neill stated the plan includes enhanced open spaces and better pedestrian and bike access. He also stated the developers are also actively pursuing restaurants as other tenants, but it has not yet signed any other leases.

Mr. Morely suggested residents interested in seeing a similar model should visit National Development’s Market Street development in Lynnfield, which is also anchored by a Whole Foods.

Mr. O’Neill summarized the proposed Memory Care Assisted Living 48 units, noting they will not be counted as part of the Town’s affordable housing inventory, and the use requires a zoning change,

hopefully to be proposed at the 2016 Town Meeting. Mr. Morely asked where the closest similar facility is located for viewing, and Mr. O'Neill stated Westford and Hingham would be good locations to visit. Mr. Morely stated a lot of information is also available on the National Development website.

Mr. O'Neill stated 60 active adult townhomes are proposed, and this use would also need to be approved at the 2016 Town Meeting. He then summarized the Avalon Sudbury proposed 250 units of multi-family apartment homes. Mr. Morely stated the Avalon development in Cohasset is most comparable for anyone who wants more information. Mr. O'Neill described the benefits of the proposed development, including a vibrant streetscape, mixed-use amenities, a new signalized intersection on Route 20 and increased net revenue to the Town. He further stated a fiscal impact report will be finalized for the Town.

DRB member Deborah Kruskal asked if utility poles on Route 20 will be buried. Mr. O'Neill stated there are multiple poles in the right-of-way, which will either be relocated or placed underground. He further stated the cost to bury them may be prohibitive.

Mr. Senna described the proposed grocery store site plan through a PowerPoint presentation. He displayed slides of existing conditions and the grocery store site plan

Mr. Remley asked what size is the lot for the retail components. Mr. Senna stated there are approximately 11 retail acres. Mr. Senna explained which current Raytheon buildings would be demolished. It was noted the plan would be for Whole Foods to open for business in the summer/fall of 2017.

Mr. Garvin stated he will be interested to see the stormwater management plans.

Mr. Senna reviewed the permits which will be required for the grocery store. He also noted a new access drive will be built and the western access will be reconstructed. Mr. Senna displayed renderings and he pointed out the areas for the main parking lot, loading area and for café-seating. He stated the project went before the Zoning Board of Appeals on Monday night for a Special Permit due to its size. Mr. Senna also explained signs have been requested which exceed the Town's limits, and thus a Special Permit for signs will be needed. It was further noted that a Notice of Intent will be filed with the Conservation Commission later this month and Site Plan review is underway with the Planning Board.

Michael Giardina (Jacobs Architect) described the proposed grocery store architecture as naturalistic, and he described major materials as wood veneer panels, white stone, glass and zinc metal trim. Mr. Giardina noted the plans emphasis on the major entry, and a large porch has been created to connect entrances. He also displayed slides of some "built-in" features to provide greenery around columns and make it oriented to the public.

Mr. Martin expressed concern regarding there being too much white material. He stated that the material seems inappropriate, as it is not a natural material. Mr. Martin also stated he did not think the height and scale of the store seemed pedestrian-friendly.

Mr. Morely asked for further clarification regarding the intended white stone. Mr. Giardina explained the proposed material. Mr. Garvin suggested a materials board would be helpful to view. It was suggested a color be used which could reduce the impact of the mass of the building.

DRB member Jennifer Koffel stated the design seems very contemporary, and it does not seem to fit with Sudbury's character. She suggested the design should be scaled down and made to appear more residential.

DRB member Paula Hyde stated she liked the idea of the "green columns," but, she feels there is a coldness to the design that does not seem as if it fits into New England.

Ms. Kablack highlighted there was feedback in previous discussions that the architectural designs for the different development components should blend together, and she asked the design team to give this further consideration.

Mr. Morely stated that, if it is to be a modern building, then it should be a great modern building, which he does not think this plan is. He suggested a western lodge-like design might fit better with Sudbury's aesthetics.

Mr. Garvin asked if the Board could see the proposed materials board, which was presented. The consensus was the materials appeared better on the board than in the slide renderings. Mr. Giardina stated the white material was chosen as a way to reflect the typical white clapboard houses found in New England. However, Ms. Hyde stated looking at a small white panel on the materials' board is very different than the scale of the whiteness on a very large building, which could appear stark.

Ms. Hyde asked if the developer has had to tailor other projects for communities. Mr. O'Neill stated Whole Foods is a national company which is cognizant of different needs in different locales.

Mr. Morely suggested possibly adding a roof to the design, even though it would cost more to do so. He stated the design looks industrial to him, although he understands the tenant needs the building to be visible from Route 20.

Mr. Garvin noted the major elevation of concern will be the main perspective from Route 20. He stated his preference is for the building to fit into the landscape.

Mr. Martin stated he believes a modern design could work, and that the materials are more the issue than the height of the building. He also questioned how the other retailers will feel about the grocery store's orientation.

Rich Hollworth of VHB summarized the site design for the grocery store and he reviewed proposed truck access. Mr. Hollworth stated there are a number of natural resources on the site, which they want to respect, and they hope to engage Route 20 into the design. He stated access routes have been proposed which are beneficial to vehicular and pedestrian traffic in a balanced manner.

Mr. Garvin asked about the proposed landscape design. Mr. Hollworth stated it would create a framework with the roads, which are intended to circulate as a loop. He also stated they would try to create a complimentary streetscape along the perimeter.

Mr. Garvin asked if the trucks would use signalized access. Mr. Hollworth stated they are discussing these issues with the Mass. DOT.

Mr. Morely asked if the western access is truck-only. Mr. Hollworth stated it is contemplated as being a full access point at this time.

Mr. Remley asked about left-turn restrictions. Mr. Hollworth stated it is currently designed for full access, but they would review it.

Ms. Kablack stated this application will be peer-reviewed regarding traffic once the full traffic report is submitted.

Mr. Hollworth also briefly described the stormwater design, stating the goals are to enhance and preserve the surface and groundwater and to protect the wetlands areas.

Mr. Garvin asked if the current stormwater management system would be redevelopment, or if it is considered new construction. Mr. Hollworth stated the plan is to redevelop what is there, but they will try to meet new development standards.

Ms. Kruskal stated she likes the proposed middle island, but the rest of the landscape looks formal along Route 20. She asked why a more natural planting plan has not been considered. She also noted the proposed 18 pin oaks would interfere with utility poles on Route 20. Mr. Hollworth stated the intent is to offer flexibility as the site becomes more developed and to create a walking environment inside the site.

Mr. Martin stated he would prefer variety in the streetscape trees, which Mr. Hollworth stated he would review.

Mr. Morely asked how wide the planting strips are. Mr. Hollworth stated the interior planted areas are 30' and 20'.

Mr. Senna briefly summarized the signage, noting three signs have been proposed, and he exhibited some slides. He described them as channelized signs and they are internally lit. Mr. Senna reviewed the next steps, which include completing a stormwater report and a traffic report, filing the Notice of Intent with the Conservation Commission and meeting with the Commission in January, peer reviews for stormwater and traffic, review and respond to comments from the Town boards, staff and peer reviewers, follow-up meetings with the DRB, and continue Public Hearings with the Planning Board and ZBA.

Mr. Long asked if any interior rotaries are planned. Mr. Senna stated they typically take up too much space.

Mr. Remley stated he believes having a signalized access and one access with no left-hand turns will wreak havoc.

Mr. Morely asked the team to review making the situation better for people from Highland Avenue to turn into the Shaw's Plaza. Mr. O'Neill stated they would review the plans.

Mr. Martin stated it seems like a lot of signage, and he asked if there would be freestanding signs at the entrance. Ms. Koffel concurred, and she asked if the sign on the building could be lowered.

Mr. Garvin opened the Hearing to public comment.

Sudbury resident Arthur Haberman, 31 Woodland Road, asked for clarification regarding the green space in the retail area. Mr. O'Neill referenced the pockets of green space within the site, noting it needs to be balanced with being able to attract other retail tenants who need parking.

Mr. Haberman urged for a plan which makes Route 20 walkable west to east, noting this would be appreciated by neighbors. He hopes green spaces can be maintained along the street, with a bit of a setback. Mr. Morely stated he was surprised to see the sidewalk in such close proximity to the road. Mr. O'Neill stated the area is 50 feet wide. Mr. Hollworth stated he could create more of a separation.

Mr. Haberman stated he would not want parking right up to Route 20. He also stated he is concerned about the amount of illumination at night. Mr. Haberman asked if the traffic signal would be aligned with the Shaw's entrance, and Mr. O'Neill stated it would be. Mr. Haberman suggested the applicant should discuss options for exiting the site with abutters. It was noted one abutter, Stone Farm, is agricultural preservation land, which cannot be driven on.

Mr. Haberman asked about the construction schedule. Mr. O'Neill stated the grocery store is projected to open in the summer of 2017, and construction on the other components will proceed while the grocery store is being completed, to be possibly completed in the winter of 2018.

Sudbury resident Bob Abrams, 578 Boston Post Road, stated he represents abutters to the west of the site. He references a letter from DPW Director Bill Place and the proposed traffic study. Mr. Abrams urged the applicant to incorporate traffic for the entire project into the study and for the peer reviewer. Mr. Garvin stated the Mass. DOT will want to see this information regarding approval of the traffic signal.

Sudbury resident Jenny Zhang, 11 Trailside Circle, asked if Route 20 would be widened. Mr. Garvin stated the complete plan has not yet been submitted, but a left-turn lane is being considered. Ms. Zhang asked if there would be more meetings on the project.

Mr. Garvin and Mr. Remley explained there would be many more meetings and Public Hearings on the project, and they will be noticed on the Town website. Mr. Morely stated the Avalon housing component of the project will go before the ZBA, and those meetings will also be posted on the Town website.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor's Map K07-0011 and K07-0013 to January 13, 2016 at 8:00 p.m.