

Town of Sudbury

Historic Districts Commission

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Minutes

April 14, 2016 - 7:30 p.m.
Flynn Building, Silva Conference Room

Members present: Fred Taylor, chair, Linda Hawes, vice chair, Lee Swanson, Frank Riepe and William Andreas.

Others present: William Henchy, Chris Claussen, Robert Engler, Taryn Trexler. Chris Morely.

Discussion: Impact of “Village at Sudbury Station” 40B proposed project on Town Historic Center

Chairman Taylor opened the meeting at 7:30 p.m. stating that there was only one item on agenda for discussion: the proposed Village and Sudbury Station development project. He said the meeting would be primarily an informational meeting. He then invited William Henchy, attorney for the developers, to introduce the project to the Board.

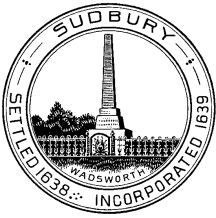
William Henchy introduced himself and the project team. He is an attorney based in Orleans, MA and will be representing the applicant, Sudbury Station LLC. He introduced Christopher Claussen, Principal of Sudbury Station, LLC, along with Chris Kennedy and Joseph Hakim who were not present.

Mr. Henchy shared that the project will consist of 250 units proposed as a Chapter 40B development, build on approximately 9 acres of a 40-acre site. One of the access roads will be located at 60 Hudson Road, located within the Historic District; but there will be no changes to the structure. No structures will be built in the Historic District. Mr. Andreas replied that if they were planning on building an access road, then they would be building a structure within the Historic District. Mr. Henchy replied that he disagreed with this and stated that none of the buildings will be located within the Historic District.

Mr. Henchy invited the Commission members to the Board of Appeals meeting on April 25th. At the meeting the developers will present more information about views of the development from different sides of the town center. He stated that the townhouses to be built would be visible from the cemetery, the access road, and possibly other places.

Ms. Hawes asked about the total number of units and the type of buildings they would be. Mr. Henchy replied that there would be 250 units and provided plans to show how the buildings would be laid out. He said that he appreciates and understands that massing and density are commonly expressed concerns. He said his clients want to work with the town to make the development more historically and aesthetically acceptable. Mr. Henchy expressed frustration about discussions and comments from towns people that had been “profoundly difficult” because they were not focused on how his clients could “learn to do better.”

Mr. Riepe asked Mr. Henchy to explain why the developers had changed architectural firms. They started with a very prestigious firm based out of New York, he said, with plans more consistent with historic structures and now they are with Cube3. Mr. Henchy acknowledged the present plans were not historic



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and the scale of the buildings “is not what you see around town.” He said that Cube3 is known for doing a great job too, and it was just a matter who will be available to do the work.

A Board member asked if they were planning on demolishing the garage at the Gilmartin’s property?

Ms. Hawes stated that she is concerned about the massive amount of new residents that this development will bring to such a small town center. Mr. Henchy replied that he understands this concern but that Sudbury has only 5.6% affordable housing units and that under those circumstances Chapter 40B allows this type of project. It is a direct consequence of the statute, he said, and it is what it is.

Mr. Andreas stated that he is aware of only one other town where a 40B project was built in a historic district and said that Sudbury is known for its historic buildings and neighborhoods. He said because of this no one should be surprised that people are upset about this development. Mr. Henchy said that 40B developments are always in excess of what a town allows and that people find this unacceptable. He said he understands the argument that the development is too dense and “not consistent with the historic district.” “The challenge,” he said, “is to find a way to work through it going forward.”

Mr. Riepe said that health and safety set a low bar for the development of a 40B project and that the Town deserved better. He said density and architectural design should be considered. He said that if the developers want suggestions about how to do better then let’s talk about density and design. Mr. Henchy replied he appreciates this concern and again said that his clients want a different dialogue to address these issues and to replace discussions that have taken place so far.

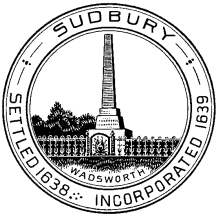
Mr. Henchy stated that two months ago the applicants did an archeological survey.

Mr. Taylor asked why the applicants did not choose a site in town better suited for 40B development. Mr. Henchy replied that if the town was closer to its quota for affordable housing and had worked towards this goal it could have a chance to decide where to put this project.

Mr. Andreas stated that the town has two developments that are in the works and with that the town will be at a 10% goal. He said the statement about the town not being welcoming to 40B projects or prepared was not true. He said that it seems that the architect is just trying to fit as many units as possible in this portion of land and that he is concerned that this might have environmental consequences.

Mr. Taylor commented that Mr. Henchy seems sensitive to issues being raised about this project but that when feedback is given it seems he pulls back not wanting to change anything. Mr. Henchy acknowledged that it might seem like there is a dual message coming out of his mouth but that he did not come in tonight to make concessions about the project nor is he in a position to do so. He said he is representing his client and they are open to a dialogue.

Mr. Swanson stated that he has been on this portion of the land many times for the past 50 years and now there is a no trespassing sign up. Nevertheless, he has noticed that the ground has been disturbed in multiple places. The applicant stated that they are aware that there is an Indian burial ground on the property, but it is not located within the proposed building site.



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Taryn Trexler expressed her concern about this project and had a question about the type of signage that will go up and the lighting plans. Mr. Henchy replied that the applicant might drop the request for signage.

Another resident expressed concerns about this project to be built so close to the cemetery. A member of the Board replied that there are specific rules related to building in proximity to a cemetery.

Ms. Hawes asked why the town is discussing two 40B projects, Sudbury Station and Raytheon. Mr. Morely replied that the town is under the obligation to hear both cases.

Other Business:

Minutes from April 7, 2016 were unanimously approved.

The meeting was adjourned at 9:30 PM.