

# Town of Sudbury

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

Flynn Building  
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May 7, 2010

Mr. Michael Busby  
40B Program Coordinator  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

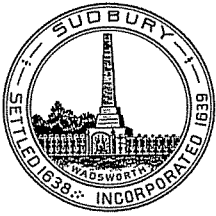
RE: PE#507, Landham Crossing, Sudbury, MA

Dear Mr. Busby,

Thank you for your letter of March 30, 2010 and the opportunity to provide comments relative to the above project application, and the verbal extension of time within which the Town of Sudbury could submit comments. The Sudbury Board of Selectmen met with the applicant on May 4, 2010, and received an overview of the preliminary plan to construct 32 units of attached housing on an 8.52 acre parcel of land located on Boston Post Road. Two members of the Board were also present at the site visit held with MassHousing on April 28, 2010. The Selectmen also received correspondence from various department heads on this development, which has been incorporated into the comments below.

Following the Board's meeting, the Board directed me to respond to your letter with the following comments and recommendations:

1. The Selectmen believe the location of this property is appropriate for a comprehensive permit. There are relatively few abutters who will be significantly impacted by the density of this development. It is close to commercial services and the downtown business area. It will provide 32 units of housing, including 8 units of affordable housing, which is not currently widely offered in Sudbury.
2. Due to the existence of wetlands on 2 sides of the property, an NRAD to verify the wetland line, and Conservation Commission permitting will be required. The applicant is encouraged to apply under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw.
3. Density is in compliance with our local 40B Guidelines, at 5 units/buildable acre. Density of this development should stay as reasonably high as the physical nature of the property can sustain (based on wetlands, wastewater and stormwater). This will offer more affordable units to the Town.
4. We would also encourage working with the developer to buy-down additional units to increase our stock of affordable housing. The Sudbury Housing Trust has created a successful model program using Community Preservation Act funds, and can negotiate the number of units during the comprehensive permit process, depending on their budget.
5. This proposal will require a new curb cut permit from MassHighway.
6. The Town is currently working with our consultants, VHB, to design a traffic signal at Landham Road. The proposed driveway entrance at the eastern property line is in a desired location based on



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the preliminary signalization plan, however traffic impacts to Boston Post Road and the Landham Road intersection are expected from this development. The applicant should be prepared to address impacts in the form of mitigation and/or design improvements along the frontage of the property.

7. The applicant should work with the Department of Public Works and MassHighway on any needed drainage improvements along this stretch of Boston Post Road.
8. The Town desires a varied architectural style of the units along Boston Post Road. These units should appear as fronts from the roadway, and massing should be minimized to avoid the appearance of high density development. Appropriate screening and landscaping to make the front of the development attractive is also recommended.
9. Setbacks to direct abutters should be in accordance with Sudbury's 40B Guidelines (2.5 times the underlying zoning, or 50' side yard, 75' rear yard), particularly to the closest residences along Boston Post Road.
10. The Town of Sudbury has a right of first refusal to purchase this property under c. 61B. This process must conclude by June 26, 2010.
11. Local preference for the affordable units should be requested to the maximum extent allowed by law.
12. The Board notes that Sudbury has recently adopted the Stretch Energy Code, which this development will be subject to. The developer should submit a new pro-forma incorporating the additional energy improvements.
13. The developer of this project has willingly entered into discussions with the Town of Sudbury staff and boards to receive input on this project. The Selectmen strongly urge that this collaborative effort continue as the plans are brought to finalization.
14. The developer is urged to contact abutting property owners immediately to ascertain their concerns with development of the property as proposed.

Thank you for your consideration of these comments.

Very truly yours,

For the Board of Selectmen

Maureen G. Valente  
Town Manager

cc: Ben Stevens, President, Trask Inc.  
Jody Kablack, Town Planner  
Beth Rust, Community Housing Specialist  
Board of Appeals