

Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
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Email: selectmen@sudbury.ma.us

September 13, 2010

Nancy Andersen
Director of Rental Housing
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

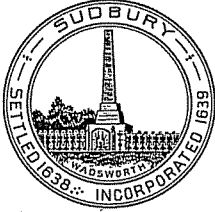
RE: MH # SA-10-004, The Coolidge at Sudbury, Sudbury, MA

Dear Ms. Andersen:

Thank you for your letter of August 11, 2010 and the opportunity to provide comments relative to the above project application. The Sudbury Board of Selectmen met with the applicant on September 7, 2010, and received an overview of the preliminary plan to construct 64 units of age restricted housing on a 6 acre parcel of land located on Boston Post Road. One member of the Board was also present at the site visit held with MassHousing on August 23, 2010. The Selectmen also received correspondence from various department heads on this development, which have 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 64 units of housing, most if not all of which will be affordable. B'nai B'rith is a taxable entity and the development will not drain constrained Town resources.
2. The Board requests that MassHousing require a market study be submitted during the Comprehensive Permit process to determine the demand for this type and price of housing in the region. It is in Sudbury's best interest to make sure the development is successful and addresses a documented need.
3. We also request that the unit mix be revisited, and the number of two bedroom units be increased. The market study may address this issue directly, however anecdotally, one bedroom units which are only 700 sq. ft. will not be attractive to senior households who move from homeownership into a rental development. As larger units are likely what will be desired by Sudbury residents, we feel that the developer should make this small accommodation.
4. The Town is in the process of designing a traffic signal at the corner of Landham Road and Boston Post Road. Easements and/or property takings may be necessary along the frontage of this property to construct the signal. The applicant should be expected to work with the Town on



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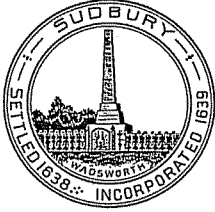
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designing the intersection and abutting driveways, as these eventual improvements will benefit the residents of this development.

5. The Board requests that MassHousing require a traffic impact study be submitted during the Comprehensive Permit process in order to ascertain the safest location for the access driveway.
6. The applicant should be required to install a walkway along the frontage of the property, and to nearby destinations. No walkways exist on the south side of Boston Post Road currently.
7. The applicant is encouraged to apply under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw. Preliminary discussions with the Conservation Commission indicate a willingness to work with the applicant to achieve Town goals.
8. The applicant should work with the Department of Public Works and MassHighway on any needed drainage improvements along this stretch of Boston Post Road.
9. The Town will carefully review the appearance of the development from Boston Post Road. 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. Preservation of existing large trees is encouraged.
10. Local preference for the affordable units will be requested to the maximum extent allowed by law.
11. The Town of Sudbury requests to be the initial Lottery Agent for the project.
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 Town has had preliminary discussions with the developer regarding the ability to further subsidize this project with local funds. Sudbury is a member of the WestMetro HOME Consortium, and receives program funds each year from the Consortium. This project is a strong candidate for these funds.
15. The developer is urged to contact abutting property owners immediately to ascertain their concerns with development of the property as proposed.
16. The Town of Sudbury has voted to pass on its right of first refusal to purchase this property under c. 61B.



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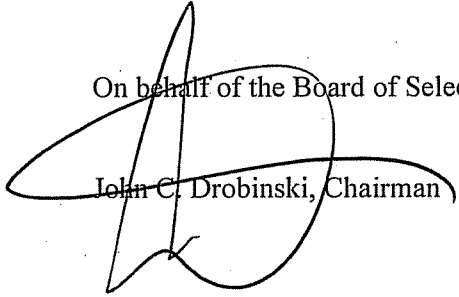
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Thank you for your consideration of these comments.

On behalf of the Board of Selectmen,


John C. Drobinski, Chairman

cc: Holly Grace, B'nai B'rith
Jody Kablack, Director of Planning and Community Development
Board of Appeals