

# Town of Sudbury

Planning and Community Development Department

Jody A. Kablack, Director

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

<http://www.sudbury.ma.us/services/planning>  
[kablackj@town.sudbury.ma.us](mailto:kablackj@town.sudbury.ma.us)

TO: Board of Selectmen  
Planning Board  
FROM: *jak* Jody Kablack, Director of Planning and Community Development  
RE: Abutting town projects  
DATE: January 11, 2007

Currently there are three projects located in the towns of Maynard and Concord that are proximate to the Sudbury town line which have been the cause of interest from Sudbury residents. This office has spoken with town officials in both towns, and reports the following:

## Concord

Trammell Crow is proposing to construct 300-350 affordable rental and for sale units on a 30-acre site in Concord off Powder Mill Road (aka Sudbury Road). The property is at the Essco site in Concord, directly abutting Cranberry Circle and the Sudbury town line. Zoning in this area of Concord is Industrial Park; Sudbury zoning is residential. The developer has recently filed with the state for a Site Eligibility letter, which the state has 60-90 days to approve or deny the application. The number of units exceeds the allowed density of 250 units for a town the size of Concord, however the Concord Board of Selectmen has approved the greater density so that this development will take them over the 10% requirement for affordable housing once the development is completed. No application has been filed with the ZBA yet. One issue already identified by Concord is a preference for access to the development through Forest Ridge Road, a private road which services the Thoreau Club. The parcel's existing frontage and access is on Sudbury/Powder Mill Road.

The conceptual plan (attached) indicates that the development will not hook up to town sewer and will have its own leaching field. Approximately 35 units will be owner occupied townhouses that will line up along the Cranberry Circle Sudbury line. The trees will be left along the property line along with additional landscaping. 25% of the proposed units will be affordable, and the rest comprised of market priced units. Units will range between 1-2 bedrooms.

Basic issues that Sudbury should articulate in discussions with this developer as the development proceeds include but are not limited to:

- ◆ Increased traffic along Powder Mill Road to Route 117 and the possible need to mitigate. The developer should be required to expend considerable energy on gaining the approval to utilize Forest Ridge Road as the main access to this development.

- ◆ Increased turning movements at the intersection of Powder Mill Road and Route 117 and the possible need to mitigate with traffic improvements at the intersection.
- ◆ Pedestrian safety issues along Powder Mill Road and the need for a walkway along this road from Route 62 to Route 117.
- ◆ Screening of buildings along the residential property line. Building heights should be kept to a minimum. Fencing and additional screening may be necessary in some areas.
- ◆ There is known contamination in the area, and impacts from this development, particularly impacts from the use of a large septic system, must be investigated.

#### Maynard

Recently approved by the Planning Board is a 5 unit industrial warehouse building on an approximately one acre parcel of land at 10 Sudbury Road, in close proximity to the intersection of Cranberry Circle and Powder Mill Road. This site is in Maynard and the land is zoned Industrial. The use is by-right, however a waiver from parking requirements is necessary. A public hearing on the parking waiver is schedule for Jan. 9, 2007. The site is owned by Candlewood Trust, and the applicant is Bruce Maurer. We have not been able to ascertain much more information on this project. The site has been cleared to date.

In the early planning stages is a project to convert the Stratus building located off of Sudbury/Powder Mill Road in Maynard into 150 condo units. This parcel is directly across the street from the Concord development and the Maurer industrial building. The only information the Town of Maynard has shared with us is that it is a condo conversion and not a 40B development or new development. They would like to rezone the parcel similar to the Parker Street mixed-use development, but for now that zoning is not in place for this parcel. No applications have been filed with the town.

I have enclosed an aerial map of the vicinity for your information. I will continue to monitor these developments and provide you with information as it becomes available.

Enclosure

cc: Conservation Commission  
Building Inspector  
Board of Health  
DPW Director  
Police Chief  
Fire Chief

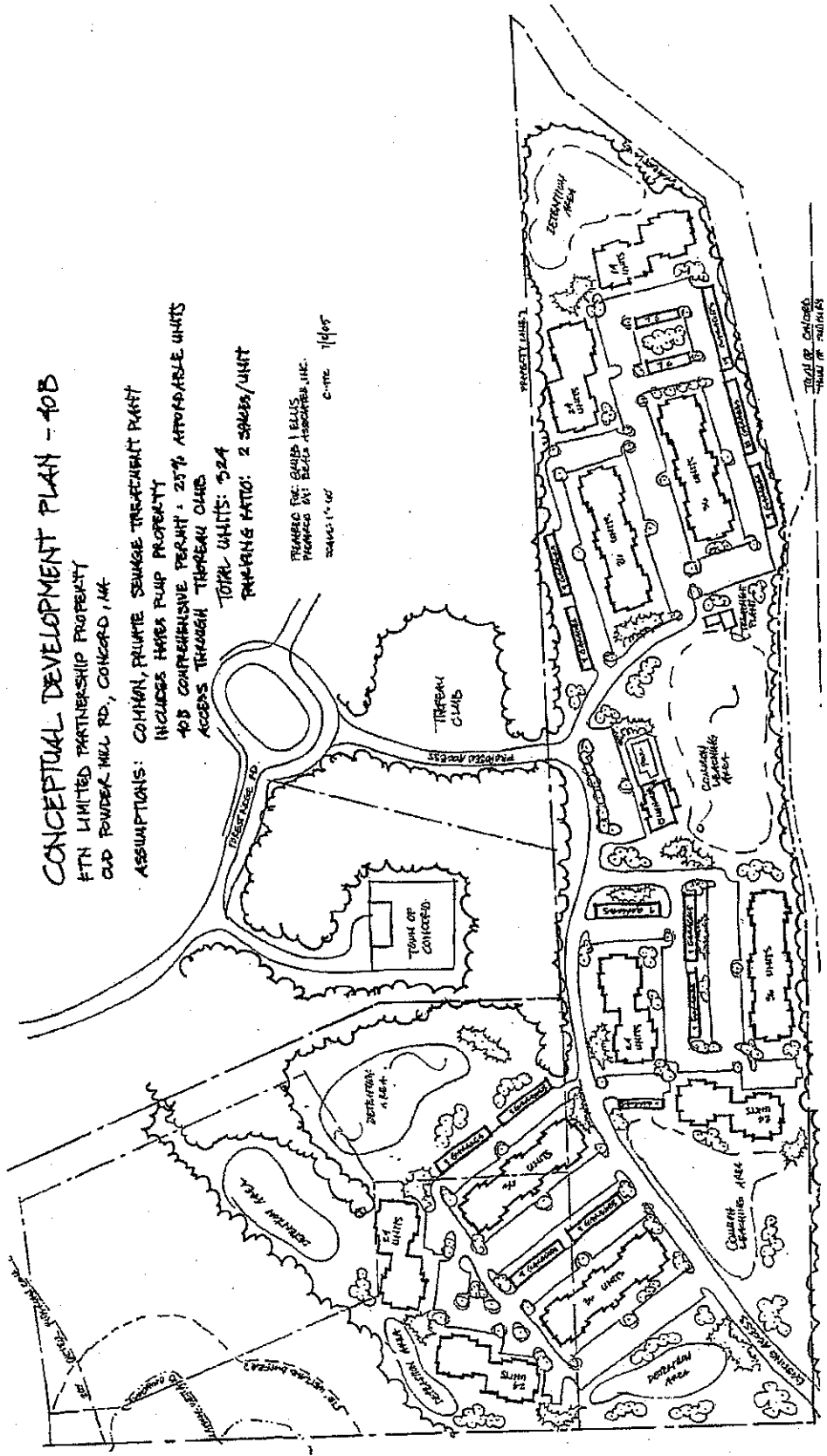
# CONCEPTUAL DEVELOPMENT PLAN - 40B

FTN LIMITED PARTNERSHIP PROPERTY  
 OLD POWDER MILL RD., CONCORD, MA

ASSUMPTIONS: COMMON, PLUMBE SEWAGE TREATMENT PLANT  
 INCLUDES THREE PUMP PROPERTY  
 40B COMPREHENSIVE PERMIT: 25% AFFORDABLE UNITS  
 ACCESS THROUGH THORNTON OAKS

TOTAL UNITS: 524  
 PARKING RATIO: 2 SPACES/UNIT

DRAWN BY: GRUBB & ELLIS  
 PREPARED BY: BELO ASSOCIATES, INC.  
 SCALE: 1" = 60'  
 DATE: 1/14/05



30 Acres Land for Sale  
 Concord, Massachusetts



150 unit condo conversion

Thoreau Club  
Tammell Crow Affordable Housing Concord

Cranberry Circle Sudbury

Maynard Farm Rd

Deer Pond Rd

Old High St

High St

Powder Mill Rd

Forest Ridge Rd

Border Rd

Rose Way

Powder Mill Rd

© 2006 Europa Technologies

© 2006 Navteq

© 2006 Sanborn

Image MassGIS, Commonwealth of Massachusetts EOE

Google

Pointer 46:08.13" N 71:25.43 02" W elev 184 ft Streeting 100% 5787 ft