

The Leader in Public Sector Law

101 Arch Street, Boston, MA 02110
Tel: 617.556.0007 | Fax: 617.654.1735
www.k-plaw.com

August 12, 2016

Jonathan M. Silverstein
jsilverstein@k-plaw.com

BY ELECTRONIC MAIL (appeals@sudbury.ma.us)
AND FIRST CLASS MAIL

Zoning Board of Appeals
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

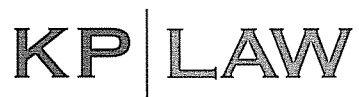
Re: Sudbury Station Comprehensive Permit Application

Dear Members of the Zoning Board of Appeals:

I regret that I will be unable to attend your final public hearing session on the above-referenced application, scheduled for August 17, 2016. In advance of that hearing, I briefly supplement my prior comments regarding the anticipated traffic impacts of this proposed project.

I have recently learned of a sizable mixed-use development being proposed in Maynard on the former Digital Equipment site at 129 Parker Street (Route 27). I understand that this development would include over 240,000 s.f. of retail space, 30,000 s.f. of commercial space, a 20,000 s.f. health club, 180 dwelling units, and 143 units of senior independent living housing, all of which will clearly generate a great deal of traffic (approximately 15,000 new trips per day, according to the traffic analysis of the project proponent) that will likely impact Sudbury Center. The development will be before the Maynard Town Meeting for approval on October 5, 2016.

It does not appear that the Sudbury Station traffic analysis has accounted for this anticipated traffic. The applicant's failure to consider the traffic impacts of the Maynard development in evaluating the post-build traffic impacts of Sudbury Station calls into question the conclusions of both the applicant's traffic analysis and the ZBA's peer reviewer. There is clearly no time for the ZBA to obtain additional traffic analysis, in light of the applicant's steadfast refusal to agree to any extensions of the ZBA's time to close the public hearing and act on the application. For this reason, and in light of the various other deficiencies previously identified in the applicant's traffic analysis, I submit that the ZBA simply does not have adequate information before it to make a fully-informed determination that traffic generated by the Sudbury Station proposal will not present an unacceptable threat to public health and safety.



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I would like to thank the ZBA for its consideration and courtesy throughout this process.

Very truly yours,

A handwritten signature in black ink that reads 'Jonathan M. Silverstein' with a stylized flourish at the end.

Jonathan M. Silverstein

JMS/jam

cc: Board of Selectmen
Town Manager

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