

# Town of Sudbury

## Planning Board

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

[planningboard@sudbury.ma.us](mailto:planningboard@sudbury.ma.us)

<https://sudbury.ma.us/planning>

### Communication to Zoning Board of Appeals

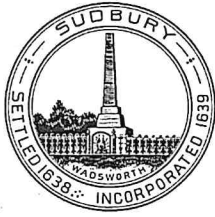
Date: July 5, 2016

RE: Village at Sudbury Station 40 B Comprehensive Permit Site Plans

=====

The following are comments offered by the Sudbury Planning Board relative to the proposed Sudbury Station project in the Town Center, bounded by Hudson and Concord Roads and bi-sected by Peter's Way. These comments are based on deliberations conducted at various public meetings which started in the fall of 2015.

1. As a function of the Public Way Access Permit authority of the Planning Board (PB), there are significant concerns in regard to traffic management and safety. Any access, whether primary or secondary, on Concord Road or Hudson Road (Route 27), will significantly worsen traffic difficulties, given peak volumes and proximity to the convergence of several roads at the busy Town Center intersection. The possibility of a traffic light at Hudson and Maynard Roads should be further explored, with the Applicant providing funds for the design. There is also concern in regard to the precise alignment of the Hudson Road access, as it might impact the Bruce Freeman rail trail.
2. As a function of the PB's Scenic Road authority on Concord Road, the design width of the intersection of Peter's Way and Concord Road should be as narrow as proper traffic flow and safety will allow.
3. As a function of the Stormwater Permit authority, and based upon the new June 29, 2016 consultant review by Hancock Associates (Robert Crusciel, PE, as peer reviewer to the town), the plans are significantly inadequate in terms of providing finish grades for large portions of the site and the level of engineering and topographic detail required to analyze the site for stormwater management purposes. There also has been discussion among various reviewing authorities and boards that another data set that is lacking is groundwater analysis, for the purpose of understanding the shape, directional flow and depth to water table. Similarly, there is an absence of soils testing, which further affects the ability to determine water table elevation and permeability of the soils and how the stormwater management relates to both those unknowns (due to lack of test pits). There is a valid concern on the part of both neighbors and regulators that these factors could have a significant bearing on the capacity of the stormwater system to perform as claimed by the Applicant's engineer, given the topography of the site, and that there could be flooding problems down-gradient all the way to Ti Sales and other abutting properties. There also could be impacts on the soil absorption systems for the sewerage treatment system. Modifications for surface



# Town of Sudbury

## Planning Board

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

[planningboard@sudbury.ma.us](mailto:planningboard@sudbury.ma.us)

<https://sudbury.ma.us/planning>

mounding or other grade alterations could be required (thus altering the plan being considered in a material way) due to these impacts.

4. There also were concerns expressed in regard to the adequacy of water pressure for fire protection purposes and the Board recommends that the Applicant provide hydraulic data that demonstrates the adequacy of the water distribution system to provide adequate fire protection flow and pressure for these purposes.

These are the principal comments offered by the Planning Board.  
Very truly yours,

Peter Abair, Chair.