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From: Janie Dretler [mailto:jdretler@gmail.com]

Sent: Sunday, August 14, 2016 4:12 PM

To: PlanningCommunityDevelopment <PCD@sudbury.ma.us>

Subject: Sudbury Station - information on town website

Can you please confirm the breakdown of affordable units proposed for the Sudbury Station development? The town website references 163 market rate / 87 affordable rate (see attached). However, the percentage of affordable units is the minimum required as indicated in Chris Claussen's application which is 25% or 63 units (see attached). 187 units will be market rate.

Thank you for your attention to this matter.

Janie Dretler  
Goodman's Hill Road

PROJECT SUMMARY

1. Applicant

Sudbury Station LLC (the "Applicant") has been organized under the General Laws of the State of Massachusetts and is qualified for the express purpose of undertaking the planning, development and operating of the proposed developed, titled "The Village at Sudbury Station", a 250 unit mixed income apartment community of which 63 units (25%) will comply with the 40B definition of "low and moderate income" housing and will serve households whose incomes are at or below 80% of the Boston area median income, as published annually by the Federal Department of Housing and Community Development (HUD). The members of the development team are shown on the attached page.

2. Description of the Development

The Village at Sudbury Station will consist of the following mix of units:

	Total	size range/sf
1 Bedroom Units	116	800-1055
2 Bedroom Units	109	1250-1550
3 Bedroom Units	25	1500-1700

There will be 5 apartment buildings totaling 214 units and 36 2-3 bedroom townhomes. The 63 affordable units will be scattered throughout and will be allocated proportionately to the mix of market rate units.

3. Design Summary (attached page)



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- News
- Documents
- Staff
- FAQs
- Links

## Village at Sudbury Station 40B Comprehensive Permit Application

Published on [Tuesday, 2/9/2016 4:27 pm](#) | by [Planning & Community Development](#) | Updated on [Thursday, 8/11/2016 2:31 pm](#)

The Town of Sudbury Zoning Board of Appeals has received an application for a Comprehensive Permit proposed by Chris Claussen/Sudbury Station LLC on a 39.87 acre parcel of land off Concord Road behind the town cemetery. The proposal is for the construction of 250 rental units, a clubhouse and associated infrastructure. Access is from Concord Road at Peter's Way, the driveway entrance to the cemetery near the intersection with Candy Hill Road. A secondary access is also proposed at 30 Hudson Road. The project will contain 163 units of market rate housing, and 87 units of housing affordable to households making 80% of the area median income.

The Planning and Community Development office has a binder with the application and supporting documentation for public review. The [Village at Sudbury Station Application](#) can be accessed here. The [Village at Sudbury Station Site Plan](#) can be accessed here. The [Village at Sudbury Station Architectural Plans](#) can be accessed here. The [Village at Sudbury Station Traffic Study](#) can be accessed here.

The Zoning Board has tentatively scheduled public hearings on this application for March 21, April 25, May 23, June 20, July 25 and August 17, 2016. Check the ZBA web area to confirm dates and times for the hearings.

**Below are some of the documents pertaining to the Sudbury Station application, but it is by no means an exhaustive list. Please contact the [Planning Department](#) to obtain copies of documents you do not see listed below.**

Click [here](#) for [Newspaper Article "Sudbury Board Drafts Letter Opposing 40B Project"](#) (11/3/2015 Metrowest Daily News):

### Planning & Community Development

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