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October 20, 2016

Mr. Jonathan F.X. O'Brien, Chairman  
Zoning Board of Appeals  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

RE: Response to Director of Planning & Community Development Memo –  
The Coolidge at Sudbury Phase 2

Dear Mr. O'Brien and Members of the Board:

On behalf of Covenant Commonwealth Corporation<sup>1</sup>, "CCC", we write to respond to the memorandum to the Zoning Board of Appeals from Meagen Donoghue, Director of Planning and Community Development, dated October 12, 2016, and offer the following responses and clarifications:

1. The proposed development will maintain a 25' undisturbed buffer from the wetlands in all locations, including the stormwater. This is to be accomplished despite the challenge of providing access to the rear of the building for fire safety via retaining walls behind the building. We intend to work with the Conservation Commission to provide mitigation by enhancing the quality of the wetland.
2. Most of the Phase 1 stormwater will be unaffected by the Phase 2 development. The small rain garden basin at the eastern end of the site will be removed, and the stormwater that is currently channeled to that basin will instead be channeled to a new, larger basin to be constructed behind the Phase 2 building. Thus, all of the Phase 1 stormwater will continue to be managed and treated via on-site basins. We intend to provide stormwater details at our third ZBA meeting.
3. The new stormwater basin behind the Phase 2 building will be sized to handle the stormwater from Phase 2 as well as the water that used to flow to the small rain garden basin that is being removed; thus, by channeling the stormwater from the small basin to the new larger basin, there will be no affect on the Phase 2 stormwater. We intend to provide stormwater details at our third ZBA meeting.
4. It is proposed by the sponsor of both Phase 1 and Phase 2 that the same management company will manage and control both phases of The Coolidge; thus, there will be single-point responsibility for the stormwater systems. Contact information can be provided to the appropriate Town staff members.

<sup>1</sup> Covenant Commonwealth Corporation is a non-profit development entity of B'nai B'rith Housing.



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Phone 617-731-5290 Fax 617-739-0124

5. The number of parking spaces to serve Phase 1 will remain unchanged at 70 spaces. The location of 18 of these spaces may change. We propose to create an additional 56 new spaces to serve Phase 2.
  - Phase 1 has 70 spaces for 64 units, a parking ratio of 1.09 spaces per unit.
  - Our proposal for Phase 2 creates 56 spaces for 56 units, a parking ratio of 1.0 spaces per unit for Phase 2.
  - The new combined parking for Phase 1 + Phase 2 totals 126 spaces for 120 units, or a combined ratio of 1.05 spaces per unit.
6. We have recently undertaken parking counts at various peak periods for the Phase 1 building to obtain data about actual use and need for existing parking on site. Based on the actual data, we know that the proposed parking space ratio is adequate.
7. We feel that the density is appropriate given the location of the site directly on the Route 20 commercial corridor and the fact that the site is adjacent to large expanses of green space. Phase 2 contains all 1-bedroom units than are smaller than most 40B condominium units in town.
8. As with the Phase 1 architecture, the apparent building height is significantly reduced with architectural enhancements and techniques such as dormers and lowering of the eave line. Also, the proposed building utilizes the natural grade of the land creatively by building into the hillside; thus, the parking is tucked under the building in the rear, and the façade facing Route 20 has the appearance of a 2½ story building. Further, the traditional residential architectural style, which is similar to the Phase 1 building, fits the character of the neighborhood and community.
9. As noted in the memorandum, the Phase 2 building is proposed to be 100% affordable in order to help ease the overwhelming demand for affordable senior housing in Sudbury. The current combined wait lists for Phase 1 include approximately 100 names.
10. All frontage and setback requirements are met except a request for a 2' reduction of the side yard from 20' to 18' along the eastern property boundary with Eversource. We have been meeting with the Sudbury Fire Chief to work with the Fire Department to provide adequate access during times of emergencies. We are working to develop updated plans that provide a second means of access for emergency equipment that will believe will satisfy access requirements.
11. As a result of our meetings with the Fire Chief, we are in the process of developing an updated plan that meets the Fire Department requirements for ladder access to the top story windows at the rear of the building using their existing ladders.



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12. Traffic impacts are detailed in the "Transportation Impact Assessment" by Vanasse & Associates, Inc. dated July 2016. The findings of which will be presented and reviewed at the October 24<sup>th</sup> ZBA meeting. As described in the report, the traffic impacts are insignificant, adding only one car every 6 minutes during the evening peak hour and just one car every 7½ minutes during the morning peak hour. The findings of the report will be presented and reviewed at our next ZBA hearing on Monday, October 24, 2016.
13. We presented our preliminary plans to a joint meeting of the Planning Board and the Design Review Board and received valuable and insightful input. We will present updated plans at a subsequent meeting.
14. Appropriate screening along Route 20 will be a primary goal of the development. Existing trees currently lack understory at the pedestrian level and at eye level from a vehicle driver, so providing effective screening at that level will be a priority.
15. All new utilities within the property boundaries for the development will be underground.
16. We will apply to the Conservation Commission for approval under the Wetlands Protection Act. Under MGL Chapter 40B, the Zoning Board of Appeals is the permit-granting authority under all local bylaws.
17. Although a market study is not required to be provided under MGL Chapter 40B, we have provided "Low Income Housing Tax Credit Market Study for The Coolidge at Sudbury – Phase II" by Bonz and Company, Inc., dated May 11, 2016. The study documents significant unmet demand for the type of housing that we propose.
18. As stated above, a Traffic Impact Study has been submitted to the Board.
19. We have met with the Sudbury Council on Aging regarding the development and issues related to senior housing. We have written a comment letter in response to their memo to clarify some information.
20. As identified in the Planning Director's memorandum, the property will not be tax exempt, and will pay property taxes to the Town.
21. We have held multiple meetings with the Fire Department, Police Department, and Health Department to address operational issues which have been raised. We will continue to update the Board regarding progress relative to such issues.
22. Local preference for Sudbury residents will be provided to the maximum extent permitted by law and applicable regulation.



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- 23. Our application book, dated June 2016, included a list of requested waivers. We may modify the list based on the advancement of project design and permitting and would like to review the list with the Board at a future meeting.
- 24. As highlighted in the Planning Director's memorandum, it is our understanding that approval of Phase 2 of The Coolidge is expected to put Sudbury above its 10% affordable housing goal at into the distant future.

We look forward to working with the Board and with the various Town Departments on the successful development of this much-needed affordable senior housing development in Sudbury.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Meagen Donoghue, Director of Planning & Community Development