

Town of Sudbury

Planning and Community Development Department

Meagen P. Donoghue, Director

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

<http://www.sudbury.ma.us/services/planning>
donoghue@sudbury.ma.us

TO: Zoning Board of Appeals
FROM: Meagen Donoghue, Director of Planning and Community Development
RE: The Coolidge Subdivision of Land and Comprehensive Permit for Phase II
DATE: October 12, 2016

An application for a Comprehensive Permit under MGL Chapter 40BB was been submitted for the above property on June 29, 2016. On June 30, 2016, the applicant requested an extension, allowing further preparation for future meetings. The application proposes the subdivision of six (6) acres of land into two (2) three (3) acre lots; coupled by the Comprehensive Permit of Coolidge Phase II to be located on the undeveloped land on the eastern side of the current site. Phase II as proposed will comprise of a rental housing development of 56 units; restricted to 100 % affordable housing for seniors, aged 55 and older along Route 20 at 187 Boston Post Road. The site, located in zone A-Residential, borders single-family homes and condominiums to the north, across from Boston Post Road; Buddy Dog and an NSTAR Electrical Facility to the west; the MBTA rail corridor; and open space land to the south and is also directly east of Landham Road.

The application package contains:

- Site Plans titled: "Comprehensive Modification Plan the Coolidge at Sudbury for B'nai B'rith Housing New England, Inc. A 64 Unit Senior Housing Community Permitted Under M.G.L. Chapter 40B," prepared by Hancock Associates dated June 28, 2016. Plans contain: 1. Title Sheet with notes; 2. Existing Conditions Plan; 3. Preliminary Subdivision Plan; and 4. Preliminary Site Plan.
- Site Plans titled: "Comprehensive Permit Site Plan the Coolidge at Sudbury II 189 Boston Post Road, Sudbury MA for B'nai B'rith Housing New England, Inc. A 56 Unit Senior Housing Community Permitted Under M.G.L. Chapter 40B," prepared by The Architectural Team and Hancock Associates dated June 29, 2016. Plans contain: C1: Title Sheet; C2: Notes; C3: Existing Conditions; C4: Preliminary Subdivision; C5: Preliminary Layout Plan; C6: Preliminary Grading and Utility Plan; C7: Preliminary Landscape Plan.
- Elevation Plans titled: "The Coolidge at Sudbury Phase 2 189 Boston Post Road Sudbury, MA," prepared by The Architectural Team dated June 28, 2016. Plans contain: T0.01: Title Sheet; A1.00: Garage Plan; A1.01: Level 1 Floor Plan; A1.02: Level 2 Floor Plan; A1.03: Level 3 Floor Plans; A4.00 and A4.01: Building Elevations; and A5.00: Wall and Building Sections.
- Application documentation including the Comprehensive Permit Application submitted by B'Nai B'rith Housing of New England, Inc. (sponsor), Covenant Commonwealth of Newton, MA; Site Map/Aerial Photo; Existing Conditions Site Plan; Proposed Conditions Site Plan; Building Data Sheet; Garage and First Floor Plan; Second and Third Floor Plan; Typical Unit Layout; Exterior Elevations; and Perspective Drawing.

The Site:

The Site address for the Coolidge at Sudbury Phase II will be 187 Boston Post Road. The Coolidge at Sudbury Phase I is located at 189 Boston Post Road. B'nai B'rith Housing, in its role as development



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sponsor, proposes to subdivide the property that contains the Coolidge and create a second phase on the undeveloped land on the eastern side of the site.

The land under which Phase II would be situated is currently comprised of mostly undeveloped land, with a stormwater treatment area and some parking. The development would include some minor modifications to the locations of the stormwater treatment area and parking to be able to serve both phases.

The site contains a wetland area in the southeast corner of the site. The development of Phase II will keep a 50-foot undisturbed buffer zone from the wetland, with modifications between the 50-100-foot buffer zone area.

The Project:

For the modification of Phase I, the total site to be subdivided measures approximately six (6) acres and is within close proximity of significant retail services on Route 20 and has access to utilities and the Town's water system. The portion of the site to be allocated to Phase II will contain approximately three (3) acres.

The proposal of Phase II is to construct using "green" features one three-story structure, housing 56 one-bedroom units consisting of 675-700-square feet each. The architectural style will be consistent with the colonial architectural style and design of Phase I; consisting of sloping gabled roofs and eaves and the use of clapboard-type materials. Fifty-six parking spaces are proposed; forty-six parking spaces located within the basement level garage, and ten located outside. Individual septic and stormwater management meeting DEP guidelines is also proposed. The building will contain elevators and will be handicapped accessible, as required by applicable regulation. There will also be two offices in the building for an on-site property manager and a residence service coordinator.

I have reviewed the application materials and offer you the following considerations:

Modification of Phase I

1. As stated within the application materials: "The undeveloped land where Phase II is slated to be built contains Phase I's stormwater area and some parking." What impacts will occur to Phase I's stormwater? How will this affect Phase II's stormwater? It is not clear if stormwater management will be shared.
2. The application indicates a number of surface parking spaces allocated to Phase I (70 spaces) will remain the same, although some will be relocated in the lot.
 - o How many will be relocated? Will that number be absorbed into the new parking space count of 56?
 - o Our parking standards require (Zoning Bylaw Article 3110):



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- C. Any such decrease in the number of required parking spaces shall be based upon documentation of the special nature of the use or building.
- E. The reduction in the number of required spaces will not create undue congestion or traffic hazards and that such a relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this bylaw.
- According to the Sudbury Table of Parking Requirements for the use of "Dwelling:"
 - Two (2) spaces for each dwelling unit
 - This was waived for Phase I to allot 70 spaces for 64 dwelling units.

Comprehensive Permit for Phase II

1. Density is non-compliant with our local 40B Guidelines, which recommends four (4) units/buildable acre for a parcel under five (5) acres with a height of 28 feet. The density of this development in zone A-Residential is just approximately 18.48 units/buildable acre with a height of 47 feet/3 stories. However, this number does not include the underground garage.

As stated in the 40B Guidelines:

"The density preference is stated as a general goal, based on experience with c. 40B projects and associated impacts. Each site is somewhat unique due to its location, topography, neighboring properties and street configuration, and these density preferences are therefore subject to individual project review. The Town will evaluate each site application on case by case basis."

Conversely, the affordability component is significantly higher than the Guidelines and the statutory requirement of 25% of the total units, as 100% of the units will be affordable at 60% of the area median income.

Dimensional requirements are as follows: The local 40B Guidelines suggest meeting the minimum zoning for the zone (A-Residential): Frontage: 180 feet, front setback: 40, side-yard setback: 20, and 30 for rear setback. The proposed frontage is 180 feet, while the front setback is approximately 106 feet, 18 feet for the side set-back, and 168 for the rear setback.

The applicant has requested a waiver for the east side-yard setback reducing from the required 20 feet to 18 feet. The Sudbury Fire Department has indicated this reduction poses a problem during times of emergencies. Neither equipment or trucks fit in the requested reduced setback space. According to the National Fire Protection Association-1 Code:

"18.2.3.3 Multiple Access Roads:

More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access."

As it stands currently, the plans illustrate one shared driveway and a turn-around/drop-off area only as a means of access and egress for emergency vehicles.



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Recommended height in the Guidelines, based on the parcel size of up to 5 acres is 28 feet. The applicant has asked for a waiver due to the proposed a maximum height of 47 feet. It is important to note however; they do not include the underground parking area. Therefore, this may affect the height distribution of the building. The Fire Department has also expressed concern with the height, as they have indicated their ladder connected to the ladder truck only reaches 30 feet. With the added garage level, this could impact safety to those living on the upper levels.

2. The driveway entrance will be shared by both Phase I and II. Impacts to consider include increased daily traffic flow and emergency vehicle access.
3. The applicant has requested a waiver from the required parking allotments of 2 spaces per unit to 1.3, with 46 located in the underground garage and 10 outside, at ground level; totaling 56.
4. The applicant is encouraged to review the architectural and landscape plans with the Design Review Committee during the ZBA process. Additionally, any signage proposed must be presented during the Comprehensive Permit Review, or will be subject to further review by the Design Review Board.

The Town will carefully review the appearance of the development from Boston Post Road. Massing should be minimized to avoid the appearance of high density development. Appropriate screening and landscaping to make the front of the development attractive is also recommended. Preservation of existing trees is encouraged.

- On September 14, 2016, a joint meeting with the Design Review Board and Planning Board was held with the applicant to hear an overview of the project.
5. All new utilities on the property shall be required to be installed underground.
 6. The applicant is encouraged to apply under the Sudbury Wetlands Administration Bylaw as well as the State Wetlands Protection Act for any work proposed within 100 feet within the wetlands. This development site contains a wetland area in the southeast corner of the site. The Applicant should work with the Conservation Commission to create a plan that address and improves the resource area.
 7. The Board of Selectmen (BOS) requests that MassHousing require a market study be submitted during the Comprehensive Permit process to determine the demand for this type and price of housing in the region. The BOS also requests a traffic impact study be submitted to ascertain that the highest level of public safety for both vehicular and pedestrian traffic are met.
 8. The applicant is requested to facilitate transportation for its residents by working with the Sudbury Council on Aging and the Metrowest Regional Transit Authority. If Phase II is approved,



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the property in total will contribute 120 senior households to an already strained service budget.

9. The ownership of the development will not be tax exempt, so real estate taxes will be paid. The fiscal impacts on this development will be predominately public safety calls. The applicant should provide the ZBA with projected impacts on public safety based on Phase I and similar style/occupancy developments.

The Town of Sudbury has shared with the Applicant its concerns regarding the extraordinarily high number of public safety calls to the Phase I development. In 2015, the police responded to the development 125 times and the fire department responded to 57 of those calls. There is a high number of medical calls to the development, but the calls also include suspicious behavior calls that are often unfounded. Impacts on public safety including Police, Fire, Board of Health and the Town Nurse have been significant with Phase I. Several meetings have occurred since the filing of the application between the applicant and department heads from the above entities due to the significant numbers of calls. The Town is asking the Applicant for a plan to mitigate or address the high call volume.

10. Local preference for the affordable units should be requested to maximum extent allowed by law.
11. No other waivers have been requested as of the date of this memo.
12. When B'Nai B'rith submitted their Comprehensive Permit application on June 29, 2016, the Town of Sudbury had not attained the 10% safe harbor. Subsequently, on July 18, 2016 when the Avalon Comprehensive Permit was filed with the Town Clerk, the Town reached the 10% threshold. With the Avalon 250-unit project, Sudbury is 10.27%, 16 units above the 10% requirement (608 affordable units, over 5921 housing units). In 2020, the denominator will be updated with the new Census information, and will change the SHI numbers. With the 250 units at Avalon, and the additional 60 age-restricted planned at Avalon, as well as the general smaller annual housing development activity (net increase of 15 units per year), Sudbury would not continue to be over the 10% threshold. With adding the proposed 56 units at Coolidge, retaining the 10% threshold in 2020 is likely. Although Sudbury needs additional affordable units, should there be additional development approved.
13. The following areas are under the jurisdiction of different boards and departments. Comments from each of these should be included in future discussions of this application:
 - Planning Board – stormwater management. Soil data should be submitted for review;
 - Board of Health – septic, irrigation well permit;
 - Fire Department – hydrant location, specification sheets for the paving surface proposed for the fire lane, ambulance needs, and sprinkler plans;



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- Conservation Commission – State Wetlands Protection Act and Local Wetland Bylaw
14. A meeting was held on August 31, 2016 between the following Town department heads and the applicant offering an overview of the project and initial comments. Those in attendance included:
- a. Planning & Community Development
 - b. Conservation Commission
 - c. Board of Health (accompanied by the Town Nurse)
 - d. Building Inspector
 - e. Fire
 - f. Police
15. Correspondence included in this packet:
- Letters from the Sudbury Water District to B’Nai B’rith (May 16, 2016, September 14, 2016, September 28, 2016);
 - Email from Fire Chief William Miles to Town Manager and former Director of Planning Jody Kablack (June 7, 2016);
 - Letter from Board of Selectmen to the Department of Housing and Community Development (June 8, 2016);
 - Letter from Health Director Bill Murphy (August 19, 2016)
 - Letter from Assistant Fire Chief John Whalen (August 23, 2016)
 - Letter from Conservation Commission (August 31, 2016, revised: September 1, 2016)
 - Letter from Inspector of Buildings Mark Herwick (August 29, 2016)
 - Letter to Sudbury Housing Trust from B’Nai B’rith (September 1, 2016)
16. Responses to the above correspondence from the applicant are also included:
- Board of Health (September 9, 2016)
 - Inspector of Buildings (September 9, 2016)
 - Fire Department (September 9, 2016)
 - A letter to the applicant from Tata and Howard (October 7, 2016)
17. An updated package was submitted September 9, 2016 containing:
- Responses to department heads;
 - Letters of support from Sudbury Friends of B’Nai B’rith Housing, Springwell, BayPath Elder Services, Inc., Wingate Healthcare, David and Andrea Shamoian;
 - Transportation Impact Assessment
 - Low-Income Housing Tax Credit Market Study
18. The Public Hearing was opened on September 12, 2016. It was determined that the ZBA would meet with the applicant once a month with the following agenda:
- Meeting 1: Overview



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- Meeting 2: Revised Overview and Traffic
- Meeting 3: Stormwater and Wetlands
- Meeting 4: Landscaping and Other

19. The ZBA has until March 11, 2017 (180 days from the opening of the public hearing on September 12, 2016) to issue a decision on this application.

Please advise if you need anything further.

cc: Community Housing Specialist Health Director
Planning Board Fire Chief
Board of Selectmen Police Chief
Building Inspector Applicant
Conservation Coordinator Council on Aging
DPW Director

Sudbury Water District of Sudbury, Massachusetts

May 16, 2016

Susan Gittelman, Executive Director
B'NAI B'RITH Housing New England Inc.
34 Washington St
Brighton, MA 02135

RECEIVED
MAY 20 2016

BY:

Re: Connection Fees and Water Impact Report
Coolidge Phase 2

Dear Ms. Gittelman,

The Sudbury Water District is aware of your proposed 56 unit apartment complex at 187 Boston Post Rd, Sudbury MA. This letter serves to inform you of the District's connection fees and requirement for a water impact report.

Apartment complexes are charged \$2500 per living unit. The proposed 56 unit building will have a connection fee of \$140,000. In addition, there will be a fire sprinkler fee which is established on a square foot basis.

The District now requires a water impact report for all developments that will use 2500 gallons or more a day. I estimate that this apartment will use at least 3640 gallons a day. Please refer to the District's rules and regulations on our web site at www.sudburywater.com for more information.

If you have any questions or concerns regarding this matter kindly contact me at (978) 443-6602.

Sincerely,



Rebecca McEnroe, P.E.
Superintendent

Cc: Jody Kablack, Director Planning Town of Sudbury

Sudbury Water District of Sudbury, Massachusetts

September 14, 2016

Susan Gittelman, Executive Director
B'NAI B'RITH Housing New England Inc.
34 Washington St
Brighton, MA 02135

Re: Comments on Preliminary Utility Plan and Water Impact Report
Coolidge Phase 2

Dear Ms. Gittelman,

The Sudbury Water District Has reviewed the preliminary Utility plan for the Coolidge at Sudbury II. The following are comments on the preliminary plan:

- Add a 6 inch resilient wedge gate immediately after the 8" X 6" tapping sleeve.
- Backflow preventer to 4" fire line. Backflow preventer must be accessible during normal business hours for annual testing.
- Maintenance on all water appurtenances after the 6 inch gate on Boston Post Road will be the responsibility of B'NAI B'RITH Housing including the biannual testing and maintenance of all fire hydrants on the property.

As you were notified in a letter dated May 16, 2016, this is a reminder that the District now requires a water impact report for all developments that will use 2500 gallons or more a day. I estimate that this apartment will use at least 3640 gallons a day. This report must be submitted by October 7, 2016. Please refer to the District's rules and regulations on our web site at www.sudburywater.com for more information.

If you have any questions or concerns regarding this matter kindly contact me at (978) 443-6602.

Sincerely,



Rebecca McEnroe, P.E.
Superintendent

Cc: Meagen Donoghue, Director Planning Town of Sudbury
John F.X. O'Brien, Esq., Chairman, Zoning Board of Appeals

September 28, 2016

Susan Gittelman, Executive Director
B'NAI B'RITH Housing New England Inc.
34 Washington St
Brighton, MA 02135

Re: Comments on Preliminary Utility Plan
Coolidge Phase 2

Dear Ms. Gittelman,

The Sudbury Water District has a few additional comments on the preliminary utility plan for the Coolidge at Sudbury Phase 2. The following are the additional comments on the preliminary plan:

- The shutoff valves for the domestic water line and fire line shall be moved to the property line abutting Boston Post Rd. The exact location shall be determined in the field with a Water District staff member.

If you have any questions or concerns regarding this matter kindly contact me at (978) 443-6602.

Sincerely,



Rebecca McEnroe, P.E.
Superintendent

Cc: Meagen Donoghue, Director Planning Town of Sudbury
John F.X. O'Brien, Esq., Chairman, Zoning Board of Appeals

Kablack, Jody

Subject: FW: Question concerning the Coolidge Phase 2 PEL application- important for tonight
Attachments: Nursing Home-Low Income Incidents.xlsx

From: Miles, William
Sent: Tuesday, June 07, 2016 2:40 PM
To: Rodrigues, Melissa <RodriguesM@sudbury.ma.us>; Kablack, Jody <KablackJ@sudbury.ma.us>
Subject: RE: Question concerning the Coolidge Phase 2 PEL application- important for tonight

Hi Melissa,

Refer to the attached spread sheet and see if that helps you for number of calls to Coolidge.. I don't have specific facts at the moment as to the split between fire and medical. But, as a general rule, it is about 50/50..

If you add our payroll budget of 3,109,186 to our general expenses budget of 426,139, and divide that total by our annual run total of approx. 2,250 calls, that comes to 1571.26 per call. Add it the cost of the apparatus and other costs, you could make the case for 1650 to 1700 dollars per call.

With annual calls at Coolidge at 57 , multiply that times 1700, gives a total of 96,900 per year.

If you have any questions, or need anything further, please let me know..

Bill

William L. Miles
Fire Chief
Sudbury Fire Department
77 Hudson Road
Sudbury, MA 01776-1666
978-440-5311

Incidents at Nursing Homes/Assisted Living/Elderly Housing

2265 Total Incidents from 12/2/2014 to 12/2/2015

Facility	Nursing Beds	Alzheimer Beds	55 + to 65 +	Disabled	Low Income	Assisted Living	Total Beds/Units	Facility Incidents	% of Total Incidents	Total Incidents per Unit/Bed	
Wingate	82	60					142	67	2.96%	0.47	
Orchard Hill			45				45	91	4.02%	2.02	
Sudbury Pines	59	34					93	58	2.56%	0.62	
Longfellow Glen			35	15	70		120	57	2.52%	0.48	
Musketaquid			54	10			64	63	2.78%	0.98	
Coolidge			64				64	57	2.52%	0.89	
Springhouse Pond			39				39	8	0.35%	0.21	
Mahoney Farm			33				33	7	0.31%	0.21	
Grouse Hill			52				52	12	0.53%	0.23	
Total for above 3 locations								124	27	1.19%	Average

Proposed by National Development

Units	Incidents per Unit/Bed	Additional Expected Incidents
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50 Units of Assisted Living/ Alzheimer

Compare to Orchard Hill	50	2.02	101.11
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250 Units 40 B Housing

Compare to Coolidge	250	0.89	222.66
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60 Units of Age Restricted Condos

Compare to Springhouse Pond, Mahoney Farm, Grouse Hill	60	0.22 Average	13.20
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Total Add'l Expected Incidents

336.97



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Email: selectmen@sudbury.ma.us

June 8, 2016

Catherine Racer, Associate Director
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

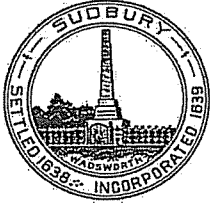
RE: The Coolidge at Sudbury Phase 2, 187 Boston Post Road, Sudbury, MA

Dear Ms. Racer:

Thank you for your letter of May 9, 2016 and the opportunity to provide comments relative to the above project application. The Sudbury Board of Selectmen met with the Developer on June 7, 2016, and received an overview of the preliminary plan to construct 56 units of age restricted affordable housing on a parcel of land located on Boston Post Road.

Following the Board's meeting, the Board directed me to respond to your letter with the following comments and recommendations:

1. The Selectmen believe the location of this property is appropriate for a comprehensive permit. There are relatively few abutters who will be significantly impacted by the density of this development. It is close to commercial services and the downtown business area. It will provide 56 units of housing, all of which will be affordable. B'nai B'rith is a taxable entity and the development will not drain constrained Town resources.
2. The Board requests that MassHousing require a market study be submitted during the Comprehensive Permit process to determine the demand for this type and price of housing in the region. It is in Sudbury's best interest to make sure the development is successful and addresses a documented need.
3. The Town and the State are in the process of designing a traffic signal at the corner of Landham Road and Boston Post Road. Easements and/or property takings may be necessary along the frontage of this property to construct the signal. The Developer should be expected to work with the Town and MassDOT on designing the intersection and abutting driveways, as these eventual improvements will benefit the residents of this development.
4. The Board requests that MassHousing require a traffic impact study be submitted during the Comprehensive Permit process in order to ascertain that the highest level of public safety for both vehicular and pedestrian traffic are met.
5. The Developer is requested to facilitate transportation for its residents by working with the Sudbury Council on Aging and the Metrowest Regional Transit Authority. If phase 2 is approved, the property in total will contribute 120 senior households to an already strained service budget.



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This could be in the form of a dedicated van service for residents of Coolidge, or a contribution towards the Town's current services.

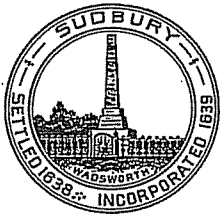
6. The Developer is encouraged to apply for the project under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw. We encourage the Developer to reach out to the Commission during these planning stages. This development site contains a wetland area in the southeast corner of the site. The Developer should work with the Conservation Commission to create a plan that addresses and improves the resource area.
7. The Town will carefully review the appearance of the development from Boston Post Road. Massing should be minimized to avoid the appearance of high density development. Appropriate screening and landscaping to make the front of the development attractive is also recommended. Preservation of existing large trees is encouraged.
8. Local preference for the affordable units will be requested to the maximum extent allowed by law.
9. The Town of Sudbury Housing Trust requests to be the initial Lottery Agent for the project.
10. The Developer is urged to contact abutting property owners immediately to ascertain their concerns with development of the property as proposed.
11. The Town of Sudbury has shared with the Developer its concerns regarding the extraordinarily high number of public safety calls to the Phase 1 Development. In 2015, the police responded to the development 125 times and the fire also responded to 57 of those calls. There is a high number of medical calls to the development, but the calls also include suspicious behavior calls that can often be unfounded. The Town is asking the Developer for a plan to mitigate or address the high call volume.

Thank you for your consideration of these comments.

On behalf of the Board of Selectmen,

Melissa Murphy-Rodrigues, Esq, Town Manager

cc: Holly Grace, B'nai B'rith
Jody Kablack, Director of Planning and Community Development
Board of Appeals



Town of Sudbury

Board of Health

DPW Office Building
275 Old Lancaster Road
Sudbury, MA 01776
978 440-5479

8/19/2016

To: Zoning Board of Appeals

From: Bill Murphy, Health Director

Re: The Coolidge at Sudbury- Phase II – Comprehensive Permit

1. The Health Department personnel spends a disproportionate amount of time and resources at Coolidge dealing with nuisance complaints, nursing and social work issues, and negative tenant/management interactions. Until these systematic problems are adequately addressed, we are reluctant to support any expansion of Coolidge at this time. Meetings to resolve some of these issues have been initiated.
2. The Health department recommends the following:
 - a. Twenty-four (24) hour access to property management;
 - b. The facility should provide a wellness component such as a Visiting Nurses clinic once a week at monitor blood pressures and address health concerns;
 - c. A tenant grievance process to resolve and address the concerns of the occupants.
3. On August 2nd, 2016, I witnessed soil evaluations conducted by Hancock Associates for the proposed leaching system. The test holes and percolations tests were conducted at the northeast section of the lot, around the existing rain garden. Is the proposed detention basin sized adequately to accommodate both new construction and the decommissioned rain garden? Septic design plans have not been filed to date and have not been reviewed for flows and sizing.
4. The septic tanks and pump chamber must be placed in an area to reasonably maximize the distance from the building. Specifically, tanks should be placed away from windows of residential units due to numerous complaints when pumping.
5. The current building is subject to many power outages. Contingencies must be made to avoid or deal with outages in Phase II.
6. With parking proposed under the building, additional soil evaluations should be conducted to establish groundwater levels in relation to the garage floor. This area falls

within Conservation Commission jurisdiction and approval is required prior to excavation.

7. A retaining wall is proposed at the front of the property, parallel with Rt. 20, and near the proposed septic leaching area. Septic retaining walls for new construction are prohibited by local regulation and would require a variance.
8. Are any irrigations wells proposed? Where would they be located?
9. Building in close proximity to a wetland will expose the residents to large mosquito populations. The owners should be prepared to privately treat for mosquitos and do so in compliance with the Wetlands Protection Act.
10. A licensed pest management professional should review building plans and develop an integrated pest program for the facility.
11. Locations of proposed waste receptacles must be identified.



John M. Whalen
Assistant Fire Chief

TOWN OF SUDBURY Fire Department

77 Hudson Road
Sudbury, MA 01776
Tel. (978) 443-2239
Fax (978) 440-8213

August 23, 2016

To: Meagen Donoghue
Sudbury Town Planner

Subject: Coolidge Project Phase Two
189 Boston Post Road.

This note is in response to the plans submitted for the Coolidge Project Phase Two proposed for 189 Boston Post Road.

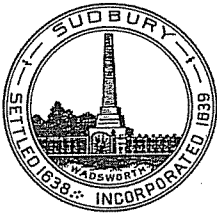
Since the opening of the original Coolidge Project in December of 2014, the Sudbury Fire Department has responded to a large number of what we consider nuisance calls. In addition, the facility has historically housed residents that belong in a nursing home and/or an assisted living facility. Management has been inadequate to deal with these tenant issues, resulting in an unusually high use of Sudbury Fire Department resources to aid in managing the property. Until the applicant presents a comprehensive plan to respond to past short comings, the Fire Department is reluctant to support any further expansion of this facility.

1. The facility will be required to establish twenty-four hour per day, seven day per week on site management to address any tenant issues as they arise. In addition, a liaison to maintain communication between the facility and Sudbury Public Safety Officials should be appointed and maintained. A comprehensive plan for dealing with these issues should be submitted to the Town as a condition of approval.
2. The building will have a fire protection sprinkler system with standpipes installed throughout that conforms to NFPA 13 standards for the installation of sprinkler systems and the State Building Code.

3. The building will have a fire alarm system installed that conforms to NFPA 72, National Fire Alarm Code standards and the State Building Code.
4. The fire alarm and fire protection sprinkler system will be monitored by a radio fire alarm box that will transmit to the municipal fire alarm monitoring system.
5. A Knox-Vault model #4400 series will be installed for fire department to gain access to all secured areas of the buildings.
6. The developer will demonstrate the ability of all fire apparatus to be able to maneuver on the site.
7. Improved and sufficient access to the rear of the building for the Department's fire and medical response apparatus will be required.
8. The underground parking area will be equipped with a carbon monoxide detection system that will automatically open all garage doors and provide additional positive ventilation to ventilate the garage area when called upon.
9. An emergency egress exit door will be installed in the garage level near the south-east stairwell to provide access to the outside of the building from the garage area.

Please contact me if you have any questions on the above items.

John M. Whalen
Assistant Fire Chief



Town of Sudbury

CONSERVATION

275 Old Lancaster Rd.
Sudbury, MA 01776
978-443-2209 x1370
Fax 978-443-6128

Wetlands • Conservation Land Management • Land Protection • Stormwater

To: Zoning Board of Appeals
Planning Board

From: Conservation Commission

Date: Aug. 31, 2016

Re: The Coolidge at Sudbury-Phase II – Comprehensive Permit

At the Conservation Commission meeting held August 22, 2016 the Commission reviewed the Plans by Hancock Associates dated June 29, 2016 for the construction of a new 56-unit, 55 and older, apartment building with associated drainage, parking and septic. The project is filed as a Chapter 40B Comprehensive Permit for affordable housing construction. As such, the applicant is able to circumvent the local wetland bylaw.

The proposed plans show disturbance with 25' of the wetland area on the property with the corner of the new building only 58+- feet from the wetland. Although this application to ZBA is for a modification of the permit issued for the Phase I development, the applicant is required to submit a new permit application and meet the state Wetland Protection Act requirements for new activities on the site within 100' of wetlands.

The applicant must obtain approval from the MA Natural Heritage and Endangered Species Program under the MAS Endangered Species Act for the work proposed within mapped Estimated and Priority Habitat Areas.

Sequencing of the project will be a key component. An existing stormwater detention basin for the current parking lot will be eliminated with a new basin designed and constructed in very close proximity to the wetland. Accommodations for drainage during construction will need to be made for the runoff now entering the existing basin located at the site of the future parking area and turn-around. MA stormwater requirements must be met during and after construction.

With the proposed elimination of the large majority of the wetland buffer zone, the Conservation Commission expects the remaining area of the buffer to be critically enhanced to offset losses of the buffer's functioning to protect the wetland. This includes enhancing the remaining buffer area for pollution attenuation, wildlife habitat, and water quality.

It is unfortunate that Phase II was not considered during the design and review of Phase I. This would have allowed a more thoughtful approach to the remaining land and likely resulted in a better footprint of overall development relative to remaining natural areas.



Town of Sudbury

CONSERVATION

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Sudbury, MA 01776
978-443-2209 x1370
Fax 978-443-6128

Wetlands • Conservation Land Management • Land Protection • Stormwater

To: Zoning Board of Appeals
Planning Board

From: Conservation Commission

Date: Aug. 31, 2016 revised Sept. 1, 2016

D. Dineen

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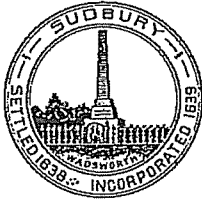
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As an addendum to the Conservation Commission's memo dated Aug. 31, 2016, I offer the following additional comments based on information from the staff meeting today. Following the meeting, the applicant indicated that they will be filing a Request for Determination for soil testing and borings within 100' of the wetland to be heard by the Commission at the Sept. 26 meeting. The results of this testing should provide answers to a number of questions raised at the meeting. In particular, depth to ground, including the

groundwater elevation at the underground parking and detention basin locations, and soils types and permeability on the site for infiltration of runoff will then be known and can be factored into the design.

Other issues for consideration include the following: Limits of lawn should be shown on the plan. Pest management practices should be outlined, keeping in mind that pesticides should not be used in or near wetland area. Irrigation must be 100' from the septic system and 100' from the wetland. The state natural Heritage and Endangered Species Program must approve work in the Estimated and Priority Habitat area. An Operation & Management Plan for the stormwater management system will be required.



Town of Sudbury

CONSERVATION

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Sudbury, MA 01776
978-443-2209 x1370
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Wetlands • Conservation Land Management • Land Protection • Stormwater

To: Zoning Board of Appeals
Planning Board

From: Conservation Commission

Date: Aug. 31, 2016 revised Sept. 1, 2016

D. Dineen

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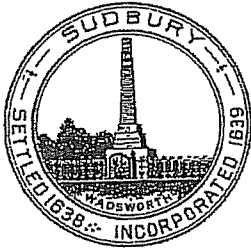
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Town of Sudbury

Building & Inspections Department

275 Old Lancaster Road, Sudbury, MA 01776
978-440-5461 Fax 978-440-5404
building@town.sudbury.ma.us

Mark E. Herweck
Inspector of Buildings
Zoning Enforcement Agent

Andrew J. Lewis
Assistant Building Inspector

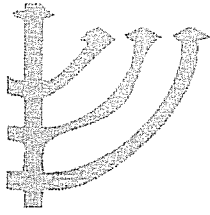
Arthur J. Richard
Wiring Inspector
Supervisor of Town Buildings

8/29/2016

To: Zoning Board of Appeals & Meagen Donoghue, Town Planner
From: Mark Herweck, Inspector of Buildings
Re: The Coolidge Phase II Comprehensive Permit.
189 Boston Post Road

Note: The building department had received complaints about trash & sewer odors, power outages, electrical surges, storage issues, etc. in the first few months of operation. Complaints have subsided or have possibly been directed to the Board of Health Agent. The Board of Health and Fire Department have made it clear that some of the residences may be in need of more care than is provided.

1. This building is age restricted, affordable, and accessible rental units. It is classified as R-2 use & 5-A construction. Note that assisted living is I-1 use and would require different building code requirements.
2. There are 70 parking spaces for the existing 64 units. Parking for phase two, 56 units in the proposed plan, is 46 spaces in the garage and an additional 10 spaces in front of the building. 6 spaces from the existing lot are being relocated to the west side of the property. Out of the proposed 56 spaces none are handicapped or employee spaces. I recommend 3 handicapped in the garage and 1 near the front entrance. Not including visitors or employees, this will bring the parking space count to less than 1 per dwelling. This needs to be addressed.
3. Handicapped units and parking should be located at the most accessible route.
4. Basement garage shows no ground level egress, stand pipes, ventilation system, stand by power, etc.
5. What percent of the foundation is below grade?
6. Fire access to the building is limited making rescue difficult for firemen. Will they be able to reach the rear of the building for mechanical maintenance, generator, HVAC, etc.?



B'NAI B'RITH
HOUSING

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September 1, 2016

Lydia M. Pastuszek, Chairman
Sudbury Housing Trust
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

RE: Request for Local Funds - The Coolidge at Sudbury Phase 2

Dear Ms. Pastuszek:

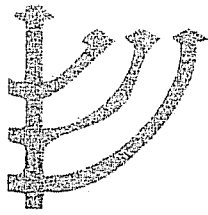
On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to the Sudbury Housing Trust to respectfully submit this request for \$100,000 of funds. Similar to how the Housing Trust commitment for The Coolidge at Sudbury Phase I development was structured, we request these funds as a grant, which in turn can be loaned to a yet-to-be-formed development entity that CCC will control in order for the funds to be fully utilized toward the development of the Coolidge at Sudbury Phase 2.

CCC proposes to expand the program at The Coolidge at Sudbury to develop 56 additional units of affordable rental housing that are restricted to seniors and older adults aged 55 and older. The proposed development area is located on undeveloped land on the eastern side of the property where The Coolidge is located.

Our organization works in partnership with communities to craft local solutions in its effort to create new housing – as we did with the Town of Sudbury regarding The Coolidge Phase 1, which is comprised of 64 units of affordable rental housing that are restricted to seniors and older adults aged 55 and older. We greatly value the support, input and collaboration by the Town that created a high-quality, successful development. We are specifically grateful for the support and contribution of the Housing Trust in helping Phase 1 come to fruition.

The Coolidge is operating successfully and has been well-received by the community. Unfortunately, we find that there continues to be a high need for the type of affordable units in the building. The waiting list for units continues to grow – and the list for the low-income units and is so long that it is now "closed" based on it being oversubscribed. We would create a Phase 2 to The Coolidge to help meet the need. The Coolidge offers a service enriched housing program to residents. An on-site coordinator links residents with services that they may require as they age and organizes social and wellness activities. The building maintains close partnerships with existing area service providers to enhance the wellbeing of our residents and to connect them to services. Phase 2 would operate with the same housing program and services.

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



HOUSING

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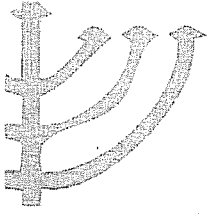
Similar to Phase 1, we propose a 100% affordable housing development with all 56 units serving moderate and low income seniors earning 60% of Area Median Income (AMI) or below. Twenty percent of the total units in this phase would be reserved for low income households earning 30% AMI or below (subject to anticipated state funding). We plan to use the same architect and civil engineer that worked on Phase 1 to create design consistency as well as maintain the high level of quality that we achieved in the first phase.

The financing structure that we seek for this development is also similar to that used in Phase 1. We will seek Federal and State Low Income Housing Tax Credits (LIHTC), as well as subordinate debt and subsidy resources from the Commonwealth of Massachusetts through its Department of Housing & Community Development (DHCD). The state requires a significant local contribution to demonstrate local support for the development. We respectfully request a local contribution through the Town of Sudbury Housing Trust in the amount of \$100,000. This amount was suggested to us through preliminary conversations with Elizabeth Rust of the Regional Housing Services Office. We recognize that this would represent a significant commitment from the Town and we are grateful for your consideration. We have enclosed a projected schedule to show when we anticipate being able to begin construction.

Without a local contribution, the development would face significant challenges to go forward. We are applying for a high level of state resources for which the development is eligible. A meaningful local contribution will help leverage approximately \$13 million of federal and state resources, including private LIHTC equity, to the development through a tax credit allocation by DHCD.

Our development would provide a variety of local benefits:

- Add 56 units to the Town's affordable housing inventory, an increase to help the Town maintain its 10% subsidized housing inventory target until the year 2030.
- Surpass the minimum requirements of a Comprehensive Permit by having all 56 units affordable.
- Attain a broader level of affordability that exceeds the minimum number of units required by four times (4x).
- Serve a deep range of affordability that includes moderate income (60% AMI and below) and low income (30% AMI and below) seniors and older adults.
- Contribute additional tax revenue to the Town, currently projected to be \$56,000 per year, with no direct cost impact to Sudbury schools.
- Provide a much needed housing type for seniors in Sudbury (accessible service enriched rental housing with an elevator) that help residents to remain in their long time community.



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BB HOUSING

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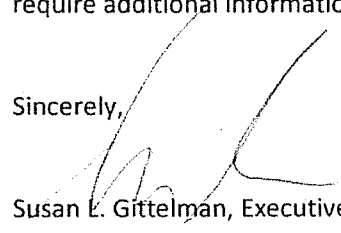
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Gilbert Winn

- Include a high level (up to 70%) of local preference subject to the extent allowable under law and DHCD in order to assist those directly affiliated with Sudbury.
- Leverage approximately \$13 million of federal and state resources, including LIHTC equity, into Sudbury for the development, as allocated by DHCD.

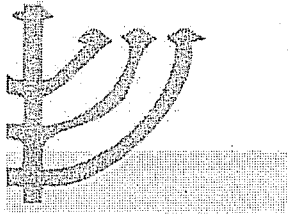
As evidenced by the waiting list at The Coolidge Phase 1, it is apparent that there continues to be a great and growing need for this type of housing.

We welcome the opportunity to meet with you to review our plan at your next Housing Trust meeting. In addition, we invite you to tour The Coolidge or our other properties to see examples of our work. Please feel free to contact Holly Grace of my staff, at (617) 731-5293 or by email at holly@bbhousing.org if you require additional information. Thank you for your consideration.

Sincerely,


Susan E. Gittelman, Executive Director

ENCLOSURES: Projected Milestone Schedule



**B'NAI B'RITH
HOUSING**

B'nai B'rith Housing Corporation
278 Old Sudbury Road
Sudbury, MA 01776

September 9, 2016

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

RE: Response to Board of Health Comment Memo – Coolidge at Sudbury Phase 2

BOARD OF DIRECTORS:

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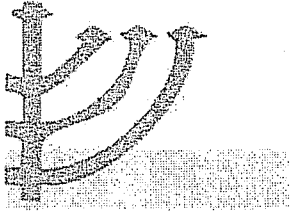
Gilbert Winn

Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to respond to the memorandum dated 8/19/2016 from the Sudbury Health Director, Bill Murphy. Below are our responses, numbered to align with those in Mr. Murphy's memo.

1. The building management and ownership team is working to adequately address the concerns listed. Meetings have been initiated to identify areas where we can continue to improve.
2. The Health Department recommendations are useful, some of which are already in place at Phase 1 and will be expanded to Phase 2. The property management team has recently implemented an improved 24-hour access phone number for urgent matters. The Coolidge often hosts wellness activities and is open to a greater offering of programming subject to demand. This year, management facilitated the formation of a Resident Council at The Coolidge to help address tenant issues and communication with management.
3. The plans submitted to date are preliminary. The proposed storm water management system will be sized adequately to both the Phase 2 building and the decommissioned rain garden. Septic design plans will be filed with the Board of Health as part of the permitting process for the Phase 2 development.
4. We will site septic tanks and pump chamber at an appropriate location to minimize odor problems and will be subject to review by the Health Department. We will also include carbon filters on the tank vents.
5. There has not been a power outage at The Coolidge Phase 1 since early 2016. Eversource diagnosed and repaired faulty equipment in their electrical box along Boston Post Road that had a tendency to fail during periods of heavy rain. This was an Eversource equipment issue which has been resolved and is not expected to be a problem with Phase 2.

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



**B'NAI B'RITH
HOUSING**

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Gilbert Winn *Chairman of the Board*

B'nai B'rith Housing
1000 North Main Street
Sudbury, MA 01569

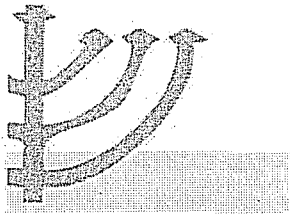
6. We have agreed to undertake additional testing as requested by the Conservation Commission and will go before the Conservation Commission for prior approval.
7. The septic system will fully comply with all Title V requirements.
8. The team will review the need for irrigation wells. If utilized, the proposed location of the wells will be included in the final plans and will meet all setback requirements from both the wetland and the septic system.
9. Mosquitos have not been a problem with the Phase 1 development. The on-site wetland resource area rarely contains standing water. All residential windows in the building will be fitted with screens.
10. The Coolidge Phase 2 will utilize an integrated pest management program.
11. A trash room of 375 square foot has been incorporated into the layout of the first floor of the building with an access path to the front of the building. Trash will be stored indoors throughout the week and taken outside on scheduled removal days.

Please feel free to contact Holly Grace of my staff, at (617) 731-5293 or by email at holly@bbhousing.org if you require additional information. Thank you for your consideration.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Bill Murphy, Sudbury Health Director



**B'NAI B'RITH
HOUSING**

B'nai B'rith Housing Corporation
278 Old Sudbury Road
Sudbury, MA 01776

September 9, 2016

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

**RE: Response to Inspector of Buildings Comment Memo –
The Coolidge at Sudbury Phase 2**

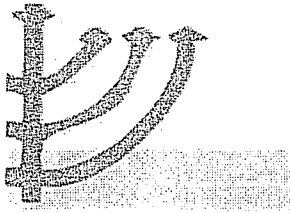
Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to respond to the memorandum dated 8/29/2016 from the Sudbury Inspector of Buildings, Mark Herweck. Below are our responses, numbered to align with those in Mr. Herweck's memo.

The Coolidge at Sudbury is comprised of independent senior living apartments. Many residents who moved to The Coolidge came from single family homes and had an adjustment period to a shared living situation. There has not been a power outage at The Coolidge Phase 1 since early 2016. The power outages that were experienced shortly after the building opened were caused by a malfunction in the utility company's equipment that serves the building. Eversource resolved the problem with their equipment that caused repeated power outages to the building.

1. The residential portion of the building will be an R-2 and is 5-A construction, and will be designed to those building codes.
2. The plans submitted to date are preliminary. There is adequate room on the site to provide the needed handicap parking spaces in the garage and in the surface lot to meet applicable building codes. The location of all handicap spaces will be shown on the next revision of the Comprehensive Permit plans and the final plans.
3. Handicap units and parking spaces will be located in compliance of applicable building codes. The location of all handicap spaces and units will be shown on the next revision of the Comprehensive Permit plans and the final plans.
4. The plans submitted to date are preliminary. The final plans will include detailed information about ground level egress, fire protection, ventilation, power, etc., all of which will be reviewed with the Building Inspector and Fire Department and will meet all applicable codes.
5. The percentage of the foundation that is below grade is still under review and may evolve due to considerations of access for the Fire Department.

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



**B'NAI B'RITH
HOUSING**

B'nai B'rith Housing
1000 North Main Street, Suite 100
Sudbury, MA 01569

However, the current design shows approximately 40% of the foundation below grade.

- 6. It is the intention of the design team to provide code compliant access for the Fire Department. Our team will study the areas adjacent to the building and work with the Fire Department to optimize access to the greatest extent practical in full compliance with 527 CMR 1.0.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Mark Herweck, Sudbury Inspector of Buildings

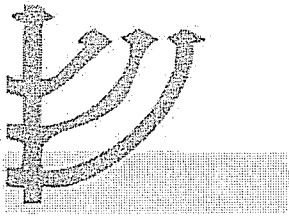
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**B'NAI B'RITH
HOUSING**

B'nai B'rith Housing Corporation
278 Old Sudbury Road
Sudbury, MA 01776

September 9, 2016

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

RE: Response to Fire Department Comment Memo – Coolidge at Sudbury Phase 2

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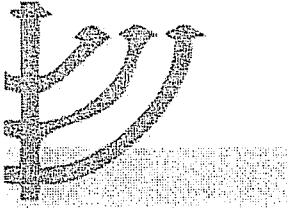
Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to respond to the memorandum dated 8/23/2016 from the Sudbury Fire Department Assistant Fire Chief, John Whalen. Below are our responses, numbered to align with those in John Whalen's memo.

We appreciate the input and intend to work collaboratively with the Fire Department to ensure that The Coolidge Phase 2 is successful. Please note that The Coolidge at Sudbury is comprised of independent senior living apartments. Many residents who moved to The Coolidge came from single family homes and had an adjustment period to living in a shared environment. Unfortunately, some residents have also had health issues arise in the past two years. Our team is proactively working to eliminate nuisance calls to emergency services, to identify issues with tenant health, and to establish a clear communication pathway and liaison system between building management and the fire and police departments.

1. Building management has recently implemented an improved 24-hour access phone number for urgent matters and is in discussions about the liaison to improve communication between The Coolidge and Public Safety officials.
2. The Coolidge Phase 2 building will have a fully addressable fire protection system complying with NFPA 13.
3. The Coolidge Phase 2 building will have a fire alarm system that fully complies with all local and State Building Codes.
4. The building's sprinkler and fire alarm system will be monitored and will transmit to the municipal fire alarm system.
5. A Knox box will be installed and located in the main entry vestibule.
6. We will meet and work with the Fire Department to review and discuss building and apparatus access in order to provide access in compliance with 527 CMR 1.0.

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



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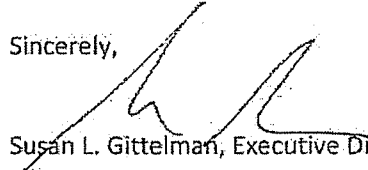
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B'nai B'rith Housing
1000 ...

7. We will meet and work with the Fire Department to review and discuss building access in order to provide access in compliance with 527 CMR 1.0.
8. The garage will comply with either louvered ventilation or automated garage doors tied to the carbon monoxide detection system if fully enclosed, or it will comply with free air requirements if open.
9. The stairwell in the garage will egress to grade with an egress path around the building.

Please feel free to contact Holly Grace of my staff, at (617) 731-5293 or by email at holly@bbhousing.org if you require additional information. Thank you for your consideration.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Bill Miles, Sudbury Fire Chief
John Whalen, Sudbury Assistant Fire Chief



TATA & HOWARD

October 7, 2016

Ms. Susan Gittelman, Executive Director
Covenant Commonwealth Corporation
34 Washington Street
Brighton, MA 02135

Subject: Letter of Transmittal for Water System Impact Report
Coolidge at Sudbury Phase 2

Dear Susan:

As requested, Tata & Howard, Inc. is pleased to provide the Water System Impact Report for The Coolidge at Sudbury Phase 2 in accordance with the regulations for the Sudbury Water District.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

TATA & HOWARD, INC.

Karen L. Gracey, P.E.
Vice President

Enclosures

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SECTION 1 – Project Description

On behalf of Covenant Commonwealth Corporation, Tata & Howard Inc. has prepared this Water Impact Report for the Coolidge at Sudbury Phase 2 (Project) proposed development at 189 Boston Post Road in Sudbury Massachusetts. This report was prepared based on requirements outlined in the Sudbury Water District System Rules and Regulations. The Report includes:

- Estimated impact of the project on the District's water demand,
- Impact of the project to the District's existing supply system including the effect on water flow, speed and direction through the water mains proximate to the new service line, and on maintenance of adequate fire flow,
- Impact of the project on the District's Water Management Act Withdrawal Permit compliance,
- Conditions and water conservation measures that will mitigate the effect of the project's impact.

Project Name: Coolidge at Sudbury Phase 2

Applicant:

Ms. Susan Gittelman, Executive Director
Covenant Commonwealth Corporation
34 Washington Street
Brighton, MA 02135

Proposed Use: 56 one-bedroom housing units for seniors and older adults

The sections below provide a detailed analysis of the Project's water demand and impact on the District's system.

SECTION 2 – Water Demand

Estimated Demands

The estimated demands are based on actual water use for The Coolidge at Sudbury Phase 1 between May, 2015 and May, 2016. Phase 1 includes 64 housing units for seniors and older adults (61 of the units contain one bedroom and 3 of the units contain two bedrooms). The water use for Phase 1 was approximately 50 gallons per day (gpd) per unit. Phase 1 water usage does not include outdoor water use as an onsite well is used for irrigation. Currently, there is not an irrigation well proposed for Phase 2. The applicant is still considering the possibility of installing an irrigation well onsite. A typical irrigation system uses between 12 and 20 gallons per minute (gpm) and can increase usage by approximately 900 gallons per day. Assuming the irrigation system is used for four months each year, the total demand will increase approximately ten percent. A multiplier of 1.1 has been used to account for outdoor water use in Phase 2. Based on the usage per unit in Phase 1 and using 56 planned units in Phase 2, the projected average day demand (ADD) for Phase 2, including the multiplier for irrigation, is approximately 3,050 gpd. This demand equates to an average flow of 2.1 gpm based on a 24-hour day. A flow rate for a 16 hour usage period is 3.2 gpm.

The Sudbury Water District has reported a maximum day demand (MDD) to ADD peaking factor of 2.0. For the proposed development, the peaking factor could be lower due to the use of water conserving plumbing fixtures. The maximum day peaking factor was not available for Phase 1, however, based on demands from the summer months, the peaking factor for the summer demand is approximately 1.3. The maximum day peaking factor of 2.0 is being assumed for this development to be conservative. Using this value, the maximum day demand (MDD) for the development is estimated at 6,100 gallons. This equates to a flow rate of 6.4 gpm over a 16 hour period.

According to Section 15 of 310 CMR (Title 5), 110 gpd per bedroom should be used for wastewater flow design of one bedroom units for elderly housing. This value equates to a daily wastewater flow of 6,160 gpd. Water usage is typically higher than wastewater usage, however, Title 5 estimates have often been proven to be greater than actual flows. Because of this, no additional multiplier was added to the wastewater demands to develop an estimated water usage based on Title 5 flows. Using the MDD/ADD peaking factor of 2.0, the estimated MDD is approximately 12,320 gpd, based on Title 5.

Because Title 5 flows are often an over estimate of actual water flows and we anticipate the demands to be similar to the Phase 1 demands, the estimated ADD of 3,200 gpd was used in this report.

Estimated Water Demand for Coolidge at Sudbury Phase 2:

Based on Actual Use at Coolidge at Sudbury Phase 1

Average Day 3,050 gpd

Maximum Day 6,100 gpd (2.0 x Average Day Demand)

Based on Title 5

Average Day 6,160 gpd

Maximum Day 12,320 gpd (2.0 x Average Day Demand)

SECTION 3 – Impacts on Water System

Existing Water Supply System

The Town of Sudbury is served by the Sudbury Water District, an independent municipal entity. The proposed project will be tapping into the existing 8-inch water main on Boston Post Road.

Proposed Water Supply System

The developer proposes to install a 6-inch diameter water main to serve the development. The new main will connect to the existing 8-inch diameter water main along Boston Post Road.

The Sudbury Water District issued a mandatory outdoor water restriction on August 11, 2016. Because of the ban, no fire flow testing was completed for this report. The District provided the results of a previous flow test completed in November 2014 on Old Country Road and Goodman's Road. This test was located approximately 1,500 feet east of the proposed site.

The flowing hydrant was located off the 10-inch diameter main at along Old Country Road, east of Boston Post Road and the residual hydrant was located on Goodman's Road at the intersection with Boston Post Road. Both hydrants are located off 10-inch diameter mains, however, the mains are separated by an 8-inch diameter main. The flow measured during the test was 1,400 gpm. The static pressure at the residual hydrant was 155 pounds per square inch (psi) and the residual pressure during the flow test was 124 psi. Fire flow testing at this location indicates an available fire flow of approximately 3,000 gpm at a 20 psi residual pressure.

Based on the fire flow test provided by the District, the existing water distribution system is capable of providing adequate supply to the proposed development for both fire flow and domestic demands.

A representative fire flow of 1,000 gpm at the entrance to the proposed development was used to estimate the impacts to the system. Using the Hardy Cross Methodology and headloss flow tables based on the Darcy Weisbach flow formula, it was estimated that a demand of 1,000 gpm would increase flows from Green Hill Road and Goodman's Hill Road to the proposed development on Boston Post Road by 400 and 600 gpm, respectively. It was assumed the mains along Green Hill Road, Goodman's Hill Road, and Boston Post Road have C-factors of 100.

A velocity increase of approximately 3.8 feet per second occurs in the 8-inch diameter main along Boston Post Road between the proposed site and Goodman's Hill Road. The velocity increases approximately 2.4 feet per second in the 10-inch diameter main along Goodman's Hill Road and approximately 2.6 feet per second in the 8-inch diameter main along Green Hill Road and the 8-inch diameter main along Boston Post Road, from Green Hill Road to the proposed development. The increased velocity would only be due to an emergency situation and would not cause increases to velocity under normal flow conditions.



No calculation was performed for the increase in velocity during ADD and MDD because the increase in demand is minimal and any increase in velocity will be negligible.

Permit Compliance

The Sudbury Water District's WMA authorized withdrawal volume is 2.08 millions gallons per day (mgd), however, the baseline, as defined by the District's 2010 WMA permit, is 2.06 mgd.

The ADD for 2014 and 2015 was 1.68 and 1.89 mgd, respectively. The 2015 demand is 0.17 mgd below the baseline value and 0.19 mgd below the authorized volume. The Project has a demand estimated at 3,050 gallons per day (0.003 mgd). This volume would have minimal effect on the District's overall demand. The District would remain approximately 0.17 mgd below the baseline volume and 0.19 below the authorized volume to meet demand growth.

Proposed Conservation Measures

The project takes steps to reduce demand on the Sudbury Water District. Watersense low-flow toilets and aerators are being implemented throughout the building. Concept plans to-date have not yet assessed a location for an outdoor irrigation well. An irrigation well would reduce demand on the Sudbury Water District.