



Town of Sudbury

Planning Board

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TO: Zoning Board of Appeals
FROM: Planning Board
RE: Subdivision of Land and Comprehensive Permit Application for Coolidge Phase 2 – Stormwater Management Plan Comments
DATE: January 25, 2017

Dear Appeals Board Members,

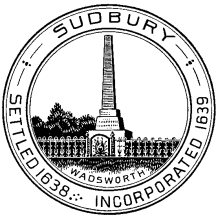
At its meeting on January 11, 2017 the Planning Board reviewed the Stormwater Management Plan for the Coolidge at Sudbury Phase 2 submitted by the Applicant, B'nai B'rith Housing. We have considered the Town bylaws within the Planning Board's jurisdiction, including the Stormwater Management Bylaw.

Documents available for review include:

- Stormwater Report for The Coolidge at Sudbury Phase 2, received November 28, 2016;
- Comprehensive Permit Site Plan, The Coolidge at Sudbury Phase 2, dated November 28, 2016;
- Horsley Witten Peer Review, dated January 3, 2017; and
- Hancock Associates Response to Peer Review Comments, dated January 5, 2017.

We have reviewed the preliminary plans, stormwater management report, and peer review and response memos and have the following comments.

1. There are a significant number of responses to the peer review comments that start with or reference that as a 40B the Applicant does not need to submit certain details and/or a level of design the Planning Board considers a requirement to properly evaluate the project. Such responses are not aligned with a project considered a "friendly" 40B. The Planning Board requests that they met all the requirements they can, provided a full package of design, calculations, and details, and responded to all comments, questions, and requests.
2. There are a number of inconsistencies and omissions from the plan and report submission. The Planning Board understands that the Applicants design engineer will be providing new plans and calculations for review in the next two weeks. It is anticipated there will be additional review due to the number of changes (such as adding an outlet to the infiltration basin) that will affect the calculations.
3. Details and cross sections for the BMPs, as requested in the peer review, should be required.
4. A soil erosion plan should be required along with a plan to illustrate drainage and erosion control during construction (with phasing), as they will be disrupting the existing detention basin for this construction.
5. The Applicant should demonstrate they are initiating preparation of a SWPPP, as requested in Comment 8 of the peer review.



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6. The detention basin freeboard should be as close to 1 foot as possible (see Comment 2.f. of the peer review).
7. An attempt should be made to “work harder” at providing more Low Impact Development (LID) BMPs, such as rainwater harvesting, in revamping the drainage.
8. The Planning Board considers the landscaping of Coolidge, Phase1 as being inconsistent with the neighborhood and hopes that the landscaping for Phase 2 will better keep with expectations and be consistent with landscaping in the neighborhood. Residents have expressed concerns regarding Phase 1 landscaping.
9. In particular, the existing Phase 1 landscaping / screening along Landham Road should be supplemented, as the amount of screening for that courtyard is not to the level that the Planning Board expects (for comparison, see the screening at Landham Crossing’s screening across the street).
10. There is concern about the number of parking places included in the design being inadequate. The site is constrained with almost no opportunity to add spaces in the future. The parking analysis conducted has not met zoning requirements. The Planning Board requests that reserve parking be incorporated into the plan to avoid parking along the street or on grass in the future.
11. The issue of the septic/treatment plant threshold came up at a previous Planning Board meeting and is now a concern with the ZBA and Conservation Commission as well. Greater clarification should be sought regarding the appropriateness of lot separation. The Board of Health should also weigh in on this, but Title 5 addresses the issue under sections 15.010 and 15.011. The fact that the project is called “Phase 2”, involves the same organization, and shares facilities and maintenance / emergency staff speaks directly to section 15.011 in Title 5 in particular.
12. The Planning Board would like to review the inspection reports for septic system and stormwater management systems associated with Phase 1 of the Coolidge to ensure performance and maintenance is operating as expected.

On behalf of the Planning Board, thank you for the opportunity to comment on this application. If you need anything further, please do not hesitate to contact us.

cc: Community Housing Specialist
Board of Selectmen
Building Inspector
DPW Director
Fire Chief
Conservation Commission

Board of Health
Council on Aging
Sudbury Water District
Design Review Board
Applicant