

TOWN CLERK
SUDBURY, MASS

NRROD

Applic. No. _____
(to be assigned)

2020 MAR 11 AM 10:22
APPLICATION FOR FINAL PLAN APPROVAL OF NRROD MASTER PLAN

Date: March 10, 2020

To: The Planning Board, Town of Sudbury, Massachusetts 01776

In accordance with Town of Sudbury Zoning Bylaws SECTION 4700A, application for Final Approval of Master Plan (See section 4742) is made as follows:

1. **Name of Plan/Business:** Cold Brook Crossing
2. **Site location/address:** 36 North Road Sudbury, MA 01776

Zoning District: NRROD & SGOD Assessors Map/Parcel # C12-0100, C12-0004, C12-003

Registry of Deeds Book: 21005 Page#: 178 Area of Property: 36.7 acres
Registry of Deeds Book: 10585 Page#: 140 Area of Property: 3.7 acres
Registry of Deeds Book: 60373 Page#: 339 Area of Property: 1 acres
3. **Proposed Use: Residential housing community 173 Units, 81 of which are Age Restricted, pursuant to Master Plan approved by Sudbury Town Meeting**
4. **Applicant's Name:** Quarry North Road LLC

Phone#: (239) 571-5500 Email: cgclaussen@gmail.com

Address: 2134 Sevilla Way Naples, FL 34109
5. **Owner' Name:** Town of Sudbury
Sudbury Water District
William M. Wagner Jr. 2012 Trust

Phone#: (978) 639-3381 Email: boardofselectmen@sudbury.ma.us
(978) 443-6602 vroy@sudburywater.com
(508) 733-8810 susanwgnr@gmail.com

Address: 278 Old Sudbury Road Sudbury, MA 01776
199 Raymond Road Sudbury, MA 01776
201 Oxbow Road Wayland, MA 01778
6. **Engineer:** Civil Design Group
Phone#: (978)965-3960 Email: matt.leidner@cdgengineering.com
Address: 21 High Street North Andover, MA 01845
7. **Architect:** Pappageorge Haymes Partners 640 North LaSalle Drive #400 Chicago, IL 60654
Phone#: (312) 337-3344 Email: jrenterghem@pappageorgehaymes.com
JMA Architects Four New Street Suite 101 Newburyport, MA 01950
Phone#: (978) 621-0811 Email: jallen@jmaarchitects-nbpt.com

8. **Plans** (list each sheet of plan by title, date, and sheet number):
9. **Other documents and data (ATTACH):**
 - a. Consent of owner - attached
 - b. Traffic impact study - MDM Transportation
 - c. Mass. Highway Dept. street entrance permit - no
 - d. Water Resource Protection Overlay District analysis
 - e. Architectural elevations, floor plans, renderings
 - f. Stormwater Management Report
 - g. Fiscal Impact Study
 - h. Waste Water Treatment Facility Operating and Maintenance
 - i. Porous Pavement Operating and Maintenance
 - j. Construction Detail Plan
10. **Prior Site Plans** N/A
11. **Prior variances or permits granted by Board of Appeals** N/A
12. **Present use of property:** vacant former gravel pit and abandoned single family home
13. **ATTACH: Written Statement of proposed use of property** (fully describe all activities to be conducted and by whom).
14. **ATTACH: Written statement of changes to site.**
15. **ATTACH: Building coverage and open space - description and calculation.**
16. **ATTACH: Estimated traffic impact on adjacent public ways due to changes to site.** See attached Traffic Impact Study.
17. **ATTACH: Drainage calculations.**
18. **ATTACH: Calculations of the volume of earth to be removed.** No earth will be removed from the site.
19. **ATTACH: Parking space calculations.**

Page 3



Signature of Applicant

Chris Claesson, Manager

Name, title

2134 Sevilla Way Naples, FL 34109

Address

TOWN CLERK
SUDBURY, MASS

2020 MAR 11 AM 10:22

TOWN CLERK
SUDBURY, MASS

Form SP-2

2020 MAR 11 AM 10:22 Site Plan Applic. No. _____
(to be assigned)

CONSENT OF RECORD OWNER

Date: _____

To: The Planning Board, Town of Sudbury, Massachusetts 01776

As owner of the property located at North Road Sudbury, MA 01776, I hereby grant permission to:

Name: Quarry North Road LLC
Address: 2134 Sevilla Way Naples, FL 34109

to file an application for Site Plan approval with the Sudbury Planning Board for the following purpose
and to implement the approved plan on said property:

Maryanne B. Bodeau
Signature, Owner(s) of Property - Interim Town Manager

Town of Sudbury
278 Old Sudbury Road Sudbury, MA 01776

Form SP-2

TOWN CLERK
SUDBURY, MASS

Site Plan Applic. No. _____
(to be assigned)

2020 MAR 11 AM 10: 22

CONSENT OF RECORD OWNER

Date: 2/14/2020

To: The Planning Board, Town of Sudbury, Massachusetts 01776

As owner of the property located at 10 North Road Sudbury, MA 01776, I hereby grant permission to:

Name: Quarry North Road LLC
Address: 2134 Sevilla Way Naples, FL 34109

to file an application for Site Plan approval with the Sudbury Planning Board for the following purpose and to implement the approved plan on said property:

Wm. A. Roy, Executive Director
Signature, Owner(s) of Property

Sudbury Water District
199 Raymond Road Sudbury, MA 01776

Form SP-2

TOWN CLERK
SUDBURY, MASS

Site Plan Applic. No. _____
(to be assigned)

2020 MAR 11 AM 10:22

CONSENT OF RECORD OWNER

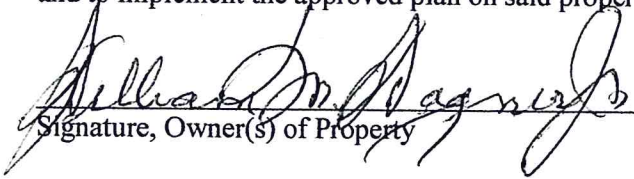
Date: _____

To: The Planning Board, Town of Sudbury, Massachusetts 01776

As owner of the property located at 36 North Road Sudbury, MA 01776, I hereby grant permission to:

Name: Quarry North Road LLC
Address: 2134 Sevilla Way Naples, FL 34109

to file an application for Site Plan approval with the Sudbury Planning Board for the following purpose and to implement the approved plan on said property:



Signature, Owner(s) of Property

William M. Wagner, Trustee of the William M. Wagner Jr. 2012 Trust dated October 16, 2018
201 Oxbow Road Wayland, MA 01778