

Zoning Board of Appeals Cold Brook Crossing

April 6, 2020



Proponent

- Quarry North Road LLC
 - Chris Claussen
 - Chris Kennedy
 - Joe Hakim



Team Members

- Matt Leidner – Civil Design Group, North Andover | Civil Engineering & Stormwater Management
- Varoujan Hagopian– Sullivan Connors, Northborough | Survey
- Bob Michaud – MDM Transportation, Marlborough | Traffic Impact Access Study & Transportation Plan
- Matt Mrva & Leslie Fanger – Bohler Engineering, Southborough | Landscape, Amenities, Circulation, Lighting
- Christian Archila – Fourae Graphic & Design, Newmarket | Signage
- Ray Willis – Onsite Engineering, Franklin | Wastewater Treatment Plant
- Don Provencher – Provencher Engineering, Merrimack | Leach Field
- Jeanne Allen – JMA Architects, Newburyport | Architect, Emery, Pines
- Jeff Renterghem – Pappageorge Haymes Partners, Chicago | Architect, Apartments
- Michelle Tomassetti – WinnResidential, Boston | Property Management
- Bill Henchy, Orleans | Legal
- General Contractor | TBD



SGOD ZONING SUMMARY		
REQUIRED	PROVIDED	
UNDERLYING DISTRICT(S) OVERLAY DISTRICT(S)	RESEARCH DISTRICT NO. 1 (RD1) SMART GROWTH OVERLAY DISTRICT (SGOD) WATER RESOURCE PROTECTION OVERLAY DISTRICT (WRPO)	
DENSITY	22 UNITS PER ACRE (MAXIMUM OF 161 UNITS)	50 UNITS PER ACRE (121 TOTAL UNITS SGOD AREA LESS SETBACKS(4.00 AC.)
MIN. DEVELOPMENT LOT AREA	ACRE	0.22 ACRES
MIN. FRONT YARD SETBACK	ACRE	141.6 FEET
MIN. SIDE YARD SETBACK	ACRE	74.8 FEET
MIN. REAR YARD SETBACK	ACRE	19.6 FEET
MAX. BUILDING HEIGHT	4 STORES/60 FEET	4 STORES OVER PARKING <60 FEET
NUMBER OF PRINCIPAL BUILDINGS ALLOWED ON A DEVELOPMENT LOT	>=1	2
MAX. RESIDENTIAL DEVELOPMENT	101 UNITS	101 UNITS
MIN. NUMBER OF PARKING SPACES	150 SPACES (50 1-BED UNITS @ 1/UNIT 49 2 & 3-BED UNITS @ 2.5/UNIT)	177 SPACES (96 SURFACE + 81 GARAGE)
MAX. NUMBER OF PARKING SPACES	177 SPACES (1.25 SPACES/UNIT @ 101 UNITS)	

NRROD ZONING SUMMARY		
REQUIRED	PROVIDED	
UNDERLYING DISTRICT(S) OVERLAY DISTRICT(S)	RESEARCH DISTRICT NO. 1 (RD1) NORTH ROAD RESIDENTIAL OVERLAY DISTRICT (NRROD) WATER RESOURCE PROTECTION OVERLAY DISTRICT (WRPO)	
MAX. BUILDING HEIGHT (WITHIN 500' OF ROUTE 117)	3 STORES/45 FEET (90' FOR PITCHED ROOFS)	<3 STORES/45 FEET
MAX. BUILDING HEIGHT (> THAN 500' FROM ROUTE 117)	4 STORES/60 FEET	4 STORES OVER PARKING <60 FEET
MAX. BUILDING COVERAGE	33% OF PROJECT AREA	23% (TOTAL ROOF AREA = 4.5 AC. NRROD AREA = 19.6 AC.)
MIN. FRONT YARD SETBACK	100 FEET	22.4 FEET (TOWNHOMES) 50.0 FEET (BUILDING A)
MIN. SIDE YARD SETBACK	20 FEET	22.8 FEET (TOWNHOMES) 31.6 FEET (BUILDING A)
MIN. REAR YARD SETBACK	30 FEET	32.8 FEET (TOWNHOMES) 47.9 FEET (BUILDING A)
MIN. NUMBER OF PARKING SPACES	348 SPACES (173 DWELLINGS @ 2/DWELLING)	389 SPACES (283 SURFACE + 206 GARAGE)

SUMMARY OF PARKING PROVIDED				
		SURFACE	GARAGE	TOTAL
SGOD	BUILDING 1	52	42	94
	BUILDING 2	47	36	83
	SGOD TOTAL:			177
NRROD	TOWNHOMES	246	246	492
	BUILDING A	43	59	100
	CLUBHOUSE	4	0	4
	WTF	3	0	3
	NRROD TOTAL:			599

EARTHWORK SUMMARY			
	SGOD	NRROD	TOTAL SITE
CY x 1000	151 FILL	574 CUT/EXCESS	391 CUT/EXCESS



NOT FOR CONSTRUCTION

CSG PROJECT #: 1904 & 1905

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLANNING BOARD:

SCALE:

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

CIVIL DESIGN GROUP, LLC
 21 HIGH STREET, SUITE 207
 NORTH ANDOVER, MA 01845
 www.edgengineering.com
 P: 978-794-5400 E: 978-965-3974

PREPARED FOR:

QUARRY NORTH ROAD LLC
 2134 SEVILLA WAY
 NAPLES, FL 34109

PROJECT:

COLD BROOK CROSSING
 NORTH ROAD
 SUDBURY, MASSACHUSETTS

SCALE:

GRAPHIC SCALE IN FEET

SHEET:

OVERALL LAYOUT PLAN
6

DATE: 03/11/2020



View 1

View 1

The Apartments at Cold Brook Crossing LLC
developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com

4/2/20
PH # 192709

These plans are preliminary and are subject to further refinement for compliance with state and local zoning, fire, safety, environmental and construction code requirements.

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View 2

View 2



The Apartments at Cold Brook Crossing LLC
developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com

4/2/20
PH # 192709

These plans are preliminary and are subject to further refinement. No warranties are made. Applicant retains all safety, right-of-way and coordination with existing utilities.

PH # 192709



View 3

View 3



The Apartments at Cold Brook Crossing LLC
developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com

4/2/20
PH # 192709

These plans are schematic and are subject to further refinement for compliance with all applicable zoning, fire, safety, and other regulatory requirements and construction with zoning permits.

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Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.



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A-15



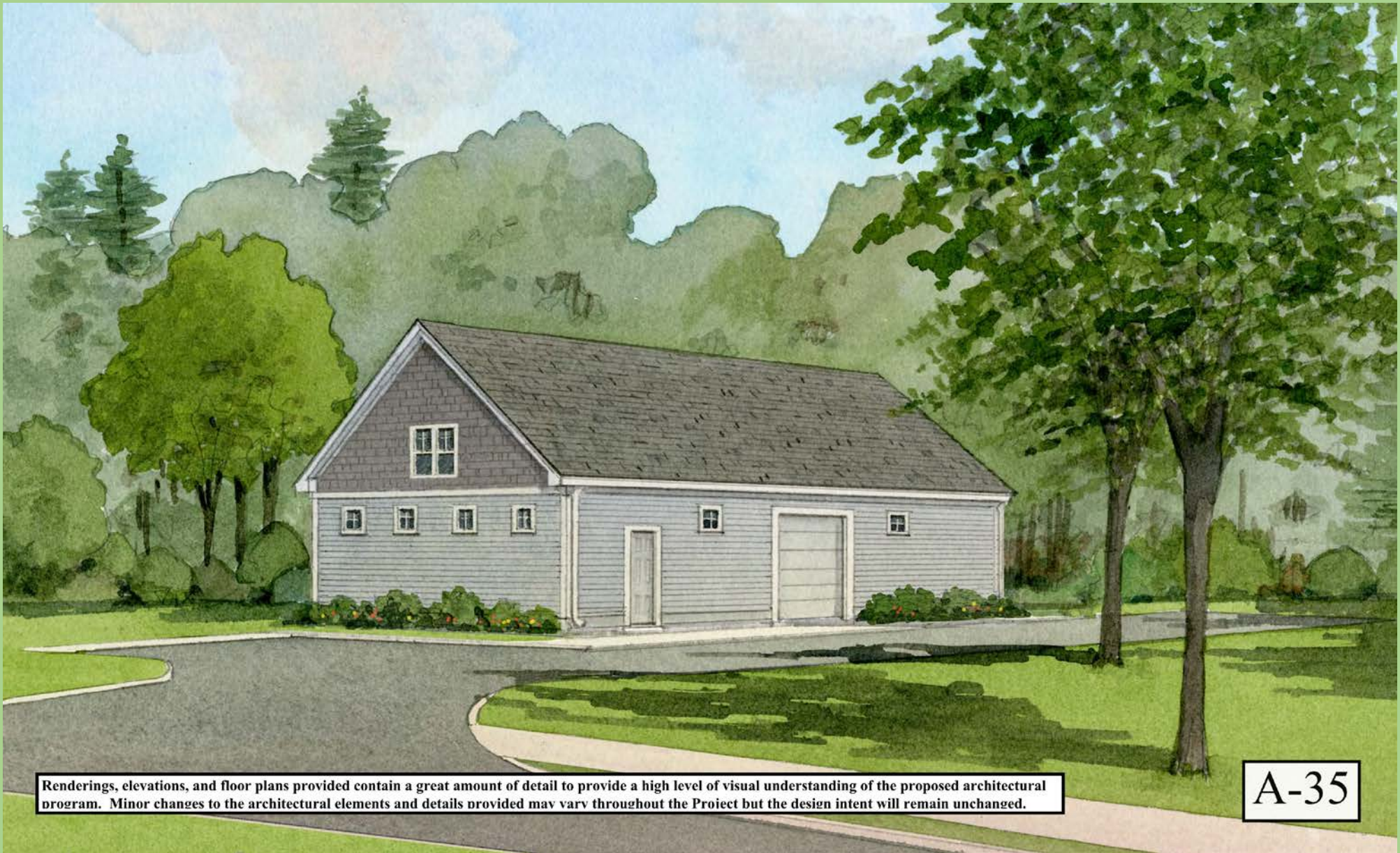
CLUBHOUSE

NOTE: THIS IS A DRAFT
ARTISTIC RENDERING. EXACT
DETAILS ARE SUBJECT TO
CHANGE

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.

JMA
ARCHITECTS + PLANNERS
Four New Street, Suite 101
Newburyport, MA 01950

A-31



Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.

A-35



Transportation Evaluation

- Traffic Impact and Access Study (TIAS) to industry standards
- Methodology & Findings consistent with Town-sponsored study
- Mitigation consistent with requirements of LDDA
 - Access Improvements at North Road
 - Improvements meet applicable safety criteria; future Town improvement needs
 - Transportation Demand Management (TDM) Programming
 - Capital contribution (\$1M) for discretionary Town use for area improvements



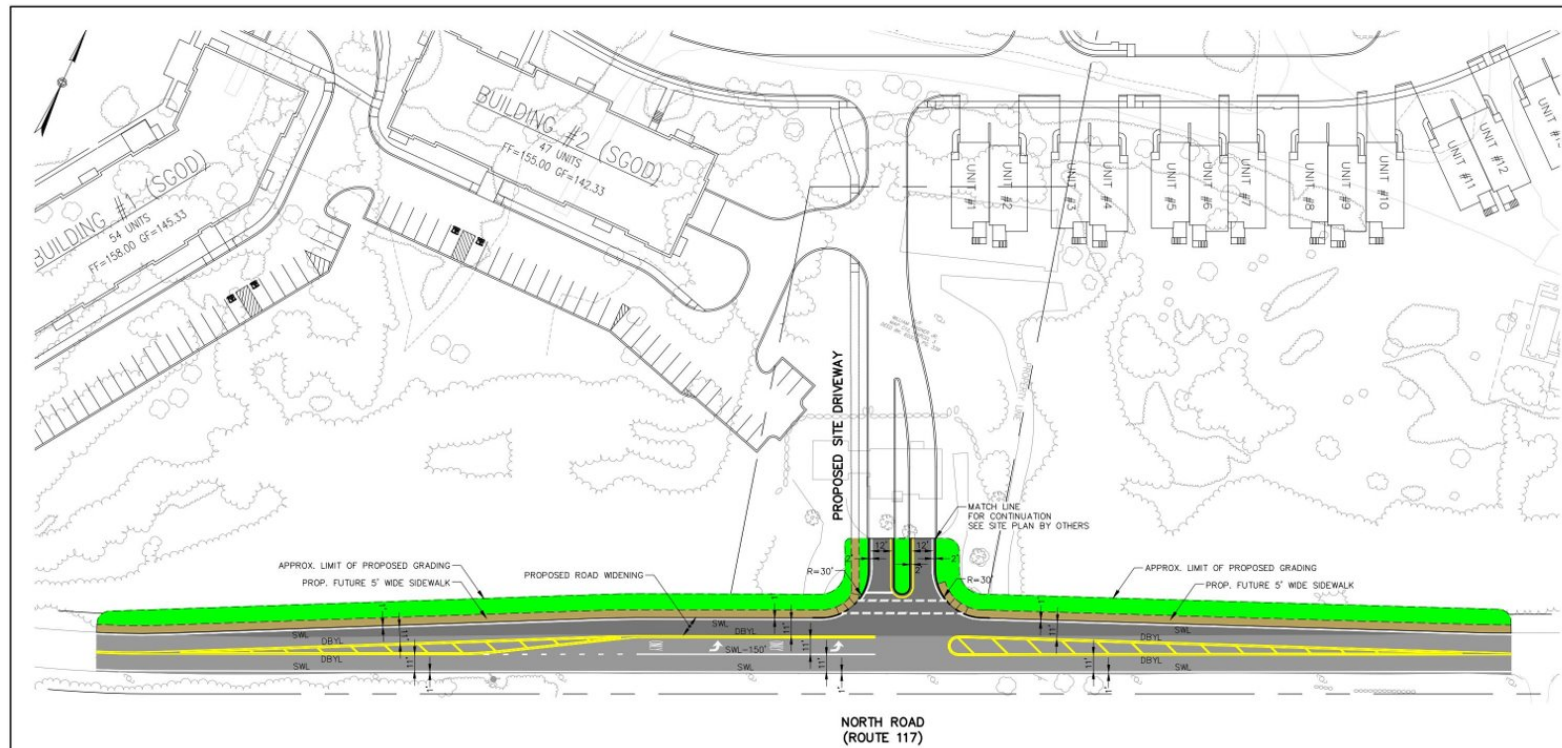
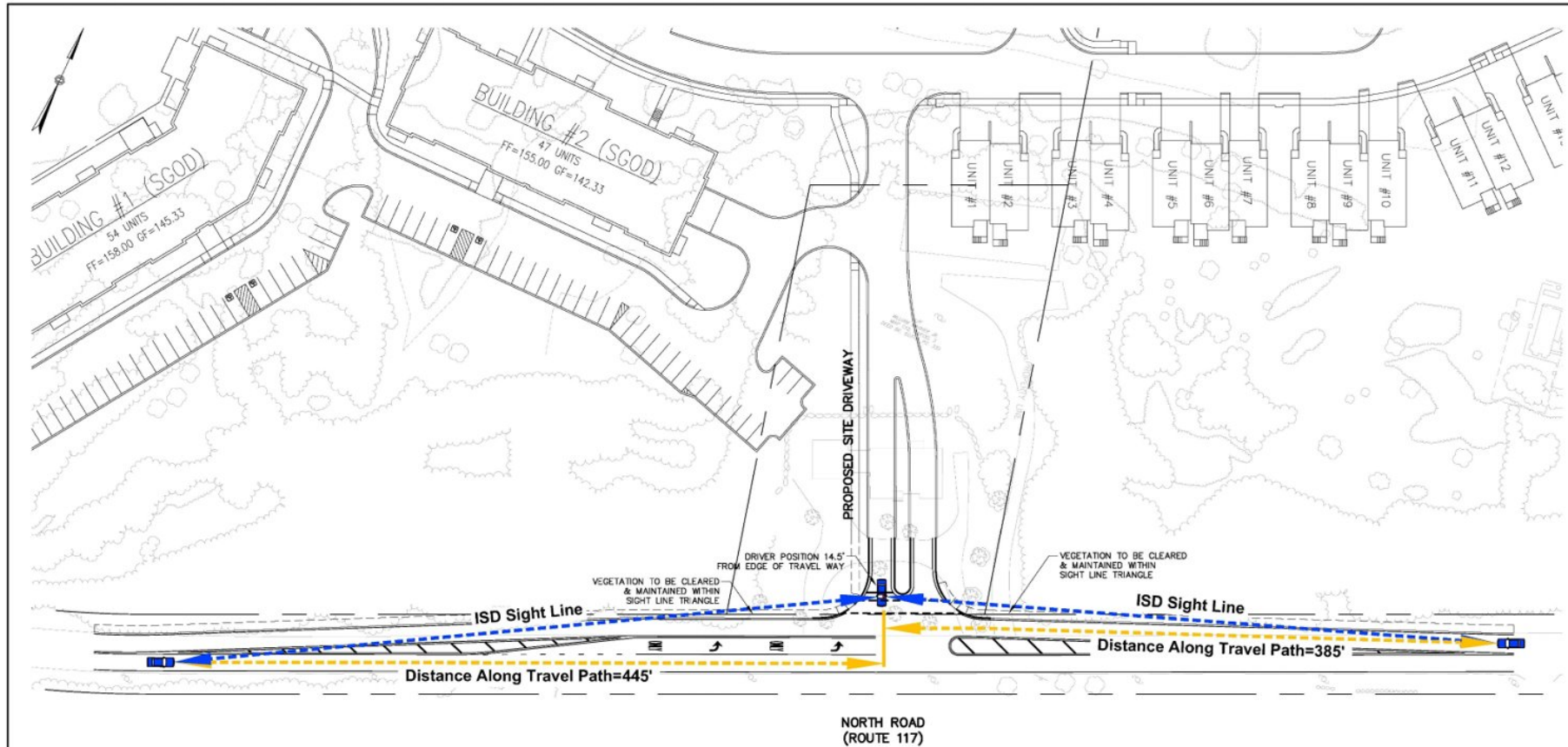


Figure 9

<p>Conceptual Roadway Improvements Plan</p> <p>MEL ONE QUARRY NORTH ROAD (ROUTE 117) SUDBURY, MASSACHUSETTS</p> <p>PREPARED FOR: QUARRY NORTH ROAD LLC 379 CONCORD ROAD SUDBURY, MASSACHUSETTS 01776</p>	
<p>MDM TRANSPORTATION CONSULTANTS, INC. PLANNERS & ENGINEERS 28 Lind Road, Suite 200 Marlborough, MA 01752 Tel: (508) 324-0370 Fax: (508) 303-0371</p>	
DATE: February 28, 2020	SCALE: As Noted
PROJECT No. 1073 File: 1073 Concept Plan (2020-2-28) Cdr.dwg Sheet 1 of 1	

- NOTES**
1. THIS PLAN INTENDED FOR DISCUSSION PURPOSES ONLY; IT IS NOT FOR CONSTRUCTION.
 2. FINAL DESIGN IS SUBJECT TO FIELD SURVEY BY OTHERS.
 3. PROPERTY LINES AND ACCESS LINE LOCATIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO DEED AND TITLE RECORDS.
 4. BASE PLAN SOURCE: SULLIVAN CONNORS & ASSOCIATES AND CIVIL DESIGN GROUP, LLC.





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Intersection Sight Distance Analysis	
MELONE QUARRY NORTH ROAD (ROUTE 117) SUDBURY, MASSACHUSETTS PREPARED FOR: QUARRY NORTH ROAD LLC 379 CONCORD ROAD SUDBURY, MASSACHUSETTS 01776	
MDM TRANSPORTATION CONSULTANTS, INC. PLANNERS & ENGINEERS <small>28 Lord Road, Suite 200 Northborough, MA 01752 Tel: (508) 303-0319 Fax: (508) 303-0371</small>	
DATE: February 26, 2020	SCALE: As Noted
PROJECT No: 1073	File: 1073 Concept Plan (2020-2-26).dwg Sheet 1 of 1



Site Plan Source: Civil Design Group, LLC

MDM TRANSPORTATION CONSULTANTS, INC.
 Planners & Engineers
 28 Lord Road, Suite 280
 Marlborough, MA 01752

Scale: As Noted
 DWG No. 1073 Concept Plan (2020-2-8).dwg
 Date: February 2020
 Project No. 1073

Melone Quarry
 Sudbury, Massachusetts



Exhibit 1
Autoturn Analysis
Fire Truck



Site Plan Source: Civil Design Group, LLC

MDM TRANSPORTATION CONSULTANTS, INC.
 Planners & Engineers
 28 Lord Road, Suite 280
 Marlborough, MA 01752

Melone Quarry
 Sudbury, Massachusetts



Exhibit 2
Autoturn Analysis
Fire Truck

Scale: As Noted
 DWG No. 1073 Concept Plan (2020-2-28).dwg

Date: February 2020
 Project No. 1073

Transportation Demand Management (TDM)

- Membership – CrossTown Connect TMA
- On-Site Transportation Coordinator
- Tenant Manual on TDM Programs and Amenities
- “Unbundled” Parking for apartments (fosters lower auto ownership)
- Car Share (“ZipCar”) Reserved spaces on-site
- Bike Share program for tenants
- Bicycle parking within garages
- Integrated sidewalk system, accommodation for Trail connection
- Centralized bus/transit stop
- Van shuttle service for resident/tenant commuter and recreational connections
- Electric vehicle charging station – ability to expand as needed





LANDSCAPE SCHEDULE

REV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
001	20	RED TWIG DOGWOOD	DOGWOOD	2.5-3.0' CAL.	20
002	10	BLACK HOLEM	DOGWOOD	2.5-3.0' CAL.	10
003	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
004	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
005	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
006	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
007	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
008	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
009	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
010	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
011	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
012	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
013	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
014	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
015	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
016	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
017	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
018	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
019	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
020	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10

SLOPE SHRUB LANDSCAPE SCHEDULE

REV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
001	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
002	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
003	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
004	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
005	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
006	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
007	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
008	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
009	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
010	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
011	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
012	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
013	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
014	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
015	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
016	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
017	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
018	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
019	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10
020	10	DOGWOOD	DOGWOOD	2.5-3.0' CAL.	10

BOHLER
 CIVIL AND CONSULTING ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PROJECT MANAGEMENT
 PERMITTING SERVICES

REVISIONS

REV	DATE	COMMENT	BY

811
 Always call before you dig
 Call before you dig
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY
 WASTEWATER TREATMENT FACILITY
 PROJECT NO: 1608-010
 DRAWN BY: JMB
 CHECKED BY: JMB
 DATE: 08/11/2020
 SCALE: 1/4" = 1'-0"

PROPOSED LANDSCAPE PLAN DOCUMENTS
 FOR
QUARRY NORTH ROAD LLC.
 PROPOSED DEVELOPMENT
 NORTH ROAD
 SUDBURY, MA

BOHLER
 350 TURNPIKE ROAD
 SOUTHBROOK, MA 01872
 Phone: (508) 805-9800
 Fax: (508) 805-9800
 www.BohlerEngineering.com

M.J. MRVA
 REGISTERED LANDSCAPE ARCHITECT
 M.J. MRVA, INC.
 100 STATE STREET, SUITE 200
 SUDBURY, MA 01872
 Phone: (508) 805-9800
 Fax: (508) 805-9800
 www.MJMrva.com

DATE: 08/11/2020
RENDERED MASTER PLAN
 SHEET NUMBER



DATE PLOTTED: 08/11/2020 10:56 AM



BOHLER //
 BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN
 SURVEYING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APP'D



FOR EXHIBIT PURPOSES ONLY

PROJECT No.: W01913
 DRAWN BY: JRM
 CHECKED BY: JRM
 DATE: 08/11/2020
 EAD ID: W01913-000-1130

PROPOSED LANDSCAPE PLAN DOCUMENTS
 FOR
QUARRY NORTH ROAD LLC.
 PROPOSED DEVELOPMENT
 NORTH ROAD SUBURBY, MA

BOHLER //
 101 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: 508-452-0803
 Fax: 508-452-8442
www.BohlerEngineering.com

M.J. MRVA
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 101 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
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 Fax: 508-452-8442
www.MJMrva.com

CIRCULATION EXHIBIT

SHEET NUMBER

ORG. DATE - 03/11/2020