

Quarry North Road LLC
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April 13, 2020

Mr. Adam Duchesneau
 Director of Planning and Community Development
 Town of Sudbury, Flynn Building
 278 Old Sudbury Road
 Sudbury, MA 01776

RE: Cold Brook Crossing Residential Housing Mix

Dear Adam:

The purpose of this letter is to outline the residential housing mix included with the NRROD and SGOD site plan applications. As you noted in the April 8, 2020 Planning Board hearing, the residential housing mix has been slightly modified to reduce inhabitants from what was allowed under the Land Disposition and Development Agreement. The purpose of the net one bedroom reduction is to meet the MassDEP Hydrogeological discharge permit limit of 49,755 gallons per day. The number of units in the NRROD and SGOD have stayed at 173 and 101 respectively. No new or additional units (other than a proposed guest suite, which we expect will be conditioned so as not to be an additional unit) have been added.

In summary the apartments have two less two bedroom and two more one bedroom units, plus one guest suite. The NRROD has one more age restricted townhouse and one less non restricted townhouse. The net effect is to reduce total bedrooms by two, and to further age restrict the development by adding an additional age restricted 2 bedroom unit within the mix of 173 total condominiums, taking away one unrestricted unit. The result is fewer inhabitants, less wastewater, and less impact on schools and town services as a result. A breakdown follows.

The residential unit mix defined in the Land Disposition and Development Agreement is:

SGOD	Apartments	Units	Bedrooms	Gallons/Bedroom	Gallons/Day
	1BR	50	50	110	5,500
	2BR	40	80	110	8,800
	3BR	11	33	110	3,630
	Guest suite	0	0	110	0
NRROD/Condo	1BR Age Res	23	23	110	2,530
NRROD/Condo	2BR Age Res	27	54	75	4,050
NRROD Townhome	2 BR Age Res	30	60	75	4,500
NRROD Townhome	2 BR	89	178	110	19,580
NRROD Townhome	3 BR	4	12	110	1,320
	Totals	274	490		49,910

The residential unit mix submitted with the NRROD and SGOD site plan applications follows:

SGOD	Apartments	Units	Bedrooms	Gallons/Bedroom	Gallons/Day
	1BR	52	52	110	5,720
	2BR	38	76	110	8,360
	3BR	11	33	110	3,630
	Guest suite	1	1	110	110
NRROD/Condo	1BR Age Res	23	23	110	2,530
NRROD/Condo	2BR Age Res	27	54	75	4,050
NRROD Townhome	2 BR Age Res	31	62	75	4,650
NRROD Townhome	2 BR	88	176	110	19,360
NRROD Townhome	3 BR	4	12	110	1,320
	Totals	274	489		49,730

Thank you and please give me a call with any questions.

Sincerely,



Chris Claussen, Manager
Quarry North Road LLC