



Town of Sudbury

Zoning Board of Appeals

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Memorandum

To: Stephen Garvin, Chair, Planning Board

From: John D. Riordan, Chair, Zoning Board of Appeals

Subject: Zoning Board of Appeals Recommendations on Cold Brook Crossing Master Plan

Date: April 23, 2020

Pursuant to the requirements of Sudbury Zoning Bylaw Section 4743A the Zoning Board of Appeals transmits herewith its recommendations and suggested plan modifications to the Planning Board with respect to Master Development Plan and NRROD Project Approval for Cold Brook Crossing, North Road, Assessors Maps C12-0100, C12-0003 and C12-0004, 16 and 36 North Road, Research-1, North Road Residential Overlay District, Melone Smart Growth Overlay District, and Water Resources Protection Overlay District Zone II Zoning Districts.

The Zoning Board of Appeals convened lengthy public hearings to review the Master Development Plan materials on Monday, April 6, 2020 and on Tuesday, April 21, 2020 at which time it closed the public hearing. The Zoning Board of Appeals has put considerable effort into this review and appreciates the opportunity to work with the Planning Board on this important matter. The Zoning Board of Appeals would be happy to respond to any questions the Planning Board might have regarding these recommendations and suggested plan modifications.

cc: Duchesneau, A., Director, Planning and Community Development

Members, Zoning Board of Appeals