



Town of Sudbury

Board of Health

DPW Office Building
275 Old Lancaster Road
Sudbury, MA 01776
978 440-5479

8/19/2016

To: Zoning Board of Appeals

From: Bill Murphy, Health Director

Re: The Coolidge at Sudbury- Phase II – Comprehensive Permit

1. The Health Department personnel spends a disproportionate amount of time and resources at Coolidge dealing with nuisance complaints, nursing and social work issues, and negative tenant/management interactions. Until these systematic problems are adequately addressed, we are reluctant to support any expansion of Coolidge at this time. Meetings to resolve some of these issues have been initiated.
2. The Health department recommends the following:
 - a. Twenty-four (24) hour access to property management;
 - b. The facility should provide a wellness component such as a Visiting Nurses clinic once a week at monitor blood pressures and address health concerns;
 - c. A tenant grievance process to resolve and address the concerns of the occupants.
3. On August 2nd, 2016, I witnessed soil evaluations conducted by Hancock Associates for the proposed leaching system. The test holes and percolations tests were conducted at the northeast section of the lot, around the existing rain garden. Is the proposed detention basin sized adequately to accommodate both new construction and the decommissioned rain garden? Septic design plans have not been filed to date and have not been reviewed for flows and sizing.
4. The septic tanks and pump chamber must be placed in an area to reasonably maximize the distance from the building. Specifically, tanks should be placed away from windows of residential units due to numerous complaints when pumping.
5. The current building is subject to many power outages. Contingencies must be made to avoid or deal with outages in Phase II.
6. With parking proposed under the building, additional soil evaluations should be conducted to establish groundwater levels in relation to the garage floor. This area falls

within Conservation Commission jurisdiction and approval is required prior to excavation.

7. A retaining wall is proposed at the front of the property, parallel with Rt. 20, and near the proposed septic leaching area. Septic retaining walls for new construction are prohibited by local regulation and would require a variance.
8. Are any irrigations wells proposed? Where would they be located?
9. Building in close proximity to a wetland will expose the residents to large mosquito populations. The owners should be prepared to privately treat for mosquitos and do so in compliance with the Wetlands Protection Act.
10. A licensed pest management professional should review building plans and develop an integrated pest program for the facility.
11. Locations of proposed waste receptacles must be identified.