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B'nai B'rith Housing 34 Washington Street | Brighton, MA 02135
Phone 617-731-5290 Fax 617-739-0124

September 9, 2016

Mr. Jonathan F.X. O'Brien, Chairman
Zoning Board of Appeals
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

RE: Response to Inspector of Buildings Comment Memo –
The Coolidge at Sudbury Phase 2

Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to respond to the memorandum dated 8/29/2016 from the Sudbury Inspector of Buildings, Mark Herweck. Below are our responses, numbered to align with those in Mr. Herweck's memo.

The Coolidge at Sudbury is comprised of independent senior living apartments. Many residents who moved to The Coolidge came from single family homes and had an adjustment period to a shared living situation. There has not been a power outage at The Coolidge Phase 1 since early 2016. The power outages that were experienced shortly after the building opened were caused by a malfunction in the utility company's equipment that serves the building. Eversource resolved the problem with their equipment that caused repeated power outages to the building.

1. The residential portion of the building will be an R-2 and is 5-A construction, and will be designed to those building codes.
2. The plans submitted to date are preliminary. There is adequate room on the site to provide the needed handicap parking spaces in the garage and in the surface lot to meet applicable building codes. The location of all handicap spaces will be shown on the next revision of the Comprehensive Permit plans and the final plans.
3. Handicap units and parking spaces will be located in compliance of applicable building codes. The location of all handicap spaces and units will be shown on the next revision of the Comprehensive Permit plans and the final plans.
4. The plans submitted to date are preliminary. The final plans will include detailed information about ground level egress, fire protection, ventilation, power, etc., all of which will be reviewed with the Building Inspector and Fire Department and will meet all applicable codes.
5. The percentage of the foundation that is below grade is still under review and may evolve due to considerations of access for the Fire Department.

¹ Covenant Commonwealth Corporation is a non-profit development entity of B'nai B'rith Housing.



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However, the current design shows approximately 40% of the foundation below grade.

- 6. It is the intention of the design team to provide code compliant access for the Fire Department. Our team will study the areas adjacent to the building and work with the Fire Department to optimize access to the greatest extent practical in full compliance with 527 CMR 1.0.

Sincerely,

Susan L. Gittelman, Executive Director

CC: Mark Herweck, Sudbury Inspector of Buildings

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