


Town of Sudbury

Planning and Community Development Department

Meagen P. Donoghue, Director

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TO: Zoning Board of Appeals
FROM: Meagen Donoghue, Director of Planning and Community Development 
RE: The Coolidge Subdivision of Land and Comprehensive Permit for Phase II
DATE: January 25, 2017

The Coolidge Phase II Project Team (Project Team) continues to present their 40B application systematically as requested by the Board. To date, the project team has presented the following:

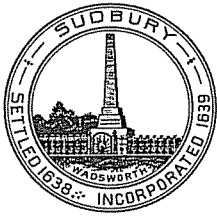
- Project overview
- Traffic
- Architecture
- Stormwater and Wetlands

As of January 9, 2017, the ZBA requested the Project Team to revise their stormwater plans to address comments made by the Town's peer review, Conservation Commission and Environmental Planner. On January 20, 2017, updated stormwater plans were submitted to the Board and distributed to several Town departments including: DPW, Conservation Coordinator, Board of Health, Building Inspector and the Sudbury Water District; as well as the Town's contracted peer reviewer from Horsley Whitten Associates (HW).

Other updates include the Project Team's visits to a joint meeting between the Planning Board and the Design Review Board where stormwater and updates to the architectural features were reviewed. The Coolidge Project Team also met with the Conservation Commission to discuss wetlands and also with members from the Council on Aging to consider transportation needs. Each board will be providing individual comments.

As the deadline for the Board to make a decision draws near, please consider the following:

1. The revised Site Plan, submitted on January 20, 2017. Revisions to the plan include:
 - a. Stormwater updates per comments from HW peer reviewer and Conservation Commission;
 - b. Drainage also based on comments from HW peer reviewer and Conservation Commission;
 - c. The irrigation well has been moved to the south-east corner of the building; and
 - d. Landscape updates on page C7, including the swapping out of plans to native species, as well as the hardiness and drought factor, yet same location as previous plans indicated.
2. Based on comments from the Planning Board, Conservation Commission and the Board of Health, the Project Team should illustrate their conceptual septic designs and additionally consider providing alternative systems to what they are presenting. After speaking with Ms. Grace, the Project Manager for the Applicant, she asked if the Septic Design Criteria on page C6 of the updated plans was sufficient for the ZBA.



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3. The definitive explanation for subdivision of land.
 - a. I have asked the Project Team to provide a written response to this question and they responded on 1/24/17 with correspondence from Attorney Paul Bouton.
4. The Sudbury Water District's concerns regarding the Project Team addressing the requirements to the Water Service Application.
5. An updated list of waivers has been provided by the Applicant. This list will need to be reviewed at the next meeting.

The ZBA has until March 11, 2017 (180 days from the opening of the public hearing on September 12, 2016) to issue a decision on this application.

On February 6, 2017, the Coolidge Phase II will present on Landscaping and provide follow up to stormwater questions from the January 9, 2017 meeting.

All correspondence to the Board of Appeals can be found online at:

<https://sudbury.ma.us/pcd/2016/11/30/the-coolidge-phase-2-comprehensive-permit-application-2/>

Please advise if you need anything further.

cc:	Community Housing Specialist	Health Director
	Planning Board	Fire Chief
	Board of Selectmen	Police Chief
	Building Inspector	Applicant
	Conservation Coordinator	Council on Aging
	DPW Director	Sudbury Water District