

The Board consisted of:

Jeffrey P. Klofft, Acting Chairman; Nancy G. Rubenstein, Clerk; Elizabeth T. Quirk; Jonathan G. Gossels; and Benjamin D. Stevenson.

Staff Present: Jody Kablack, Director of Planning and Community Development, and Sally Hild, Recording Secretary, Zoning Board of Appeals.

MEETING OF THE ZONING BOARD OF APPEALS

The meeting was convened at 7:30 p.m.

NOAH, Inc. – Case 10-8, 278 Maynard Road:

Larry O'Brien of the Sudbury Housing Trust, was present on behalf of the applicant NOAH, Inc. to formally grant, pursuant to 760 CMR 56.05, an extension of time (180 days) for the Sudbury Zoning Board of Appeals to issue a written decision on the Comprehensive Permit application for Case 10-8, 278 Maynard Road/3 Marlboro Road, until January 30, 2011. The 180 day period from the date of the first public hearing on February 1 is due to expire on July 30, 2010. The extension was granted so that the Sudbury Housing Trust and NOAH, Inc. could have time to resolve current issues with the application, and provide ample time for the ZBA to review any revised plans submitted. The Sudbury Housing Trust and NOAH, Inc. also requested that the ZBA hearing be opened and continued to a date in September 2010.

The ZBA was in receipt of a letter from Michael C. Fee of the Housing Trust and Philip R. Giffie of NOAH dated July 12, 2010 formally granting the extension of time.

Mr. O'Brien gave the board a brief update on the project. Mr. O'Brien said that he and Mr. Fee had participated in various meetings with Stephen Tripoli (31 Marlboro Road) and Lee MacPhee (5 Marlboro Road), who represent the neighborhood group, in order to facilitate productive conversations about the proposed project. Since the last ZBA meeting the Sudbury Housing Trust convened multiple times and had meaningful discussions that clearly left the Trust divided as to how to proceed. Options for the site ranged from leaving the property vacant, building with six units, or reducing the number to three to four units. In the end the Housing Trust decided to revise the plans, reducing the number of housing units to three, half of what was originally proposed.

The Trust will also contract with Ed Marchant (company/title) to obtain an additional set of cost estimates that could be compared with NOAH, Inc.'s financial analysis to assess the project proforma budgets as prepared by NOAH, Inc. Mr. O'Brien explained that the costs would reflect the absence of state funding due to the lower number of units so that 100% of the affordable housing subsidy would come from the Housing Trust's funds.

Mr. O'Brien said that the format for the 3-unit plan has not yet been determined. The neighborhood representatives told Mr. Fee and Mr. O'Brien that they would vociferously support a 3-unit plan as much as they had expressed concerns about the original 6-unit plan. Therefore the Sudbury Housing Trust felt that this project, once built, could be promoted as a success showcasing the Sudbury Housing Trust's efforts to build affordable housing along with neighborhood support.

Mr. Klofft asked whether or not there would be working sessions with the Design Review Board before funds are spent on engineering work and before the new plan is unveiled at the end of September. Mr. O'Brien said that if the Sudbury Housing Trust is going to go forward he thought there would probably be additional meetings. Mr. Klofft and Mr. Gossels volunteered to be available for a working session.

Mr. Klofft made a motion to accept the extension of time and the ZBA unanimously approved. The hearing was continued to Monday, September 27, 2010, 7:30 p.m. at the Town Hall. After hearing the update and reasons for the request for extension, Mr. Klofft signed the letter from the Housing Trust and NOAH, Inc.

The meeting was adjourned.

Jeffrey P. Klofft, Chair

Elizabeth T. Quirk

Nancy Rubenstein, Clerk

Jonathan G. Gossels

Benjamin D. Stevenson