

MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS  
Monday, February 13, 2012

The Board consisted of:

Elizabeth T. Quirk, Chair; Benjamin D. Stevenson, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Jonathan F.X. O'Brien

Also: Jody Kablack, Director of Planning and Community Development, and Beth Rust, Community Housing Specialist

For the Applicant:

Ben Stevens, Manager, Trask Inc.  
Joshua M. Fox, Rollins, Rollins, and Fox

Ms. Quirk, Chair of the ZBA, re-opened the hearing. She read into the record the minutes from the January 19, 2012 hearing that were then approved by the Board.

Ms. Quirk then reported for the record that the ZBA was in receipt of the Executive Summary of the Downstream Impact Study prepared by Bruce Saluk & Associates on February 6, 2012. Ms. Kablack said that a full copy had also been submitted to the file.

The Board, along with the applicant, then reviewed a draft decision making several alterations to which both the Board and the Applicant were amenable.

Ms. Quirk asked whether there were any members of the public who wished to speak about the project.

Lawrence Hoagland, 33 Goodmans Hill Road, asked whether a final landscaping plan had been submitted. Mr. Stevens said that it had not yet been submitted but submittal of a final landscape plan would be a condition of the ZBA's approval. As an abutter Mr. Hoagland was particularly interested in the screening that would shield his lot from the rear of the development. Mr. Stevens showed Mr. Hoagland the plans and noted that a barrier of pines and junipers were proposed. At planting the trees would measure between ten and eighteen feet tall and would be spaced about ten feet apart to allow them to fill in as they grow.

Mr. Noer, 55 Goodmans Hill Road, asked whether there could be any damage to the stone wall separating the applicant's property and his own, which abuts it, due to the placement of the septic system leach field. Mr. Stevens said that he did not anticipate any problems because the grades were relatively flat in that area and he would not have to add mounding or excavate near the wall. He said any leaching from the septic field would be running downhill to the west, parallel to the stone wall. Surface water and piped water would also not be heading in the direction of the wall.

Mr. Noer also requested that Mr. Stevens notify his tenants that the lands abutting the development to the north, northeast, and northwest are not public recreation lands. Mr. Stevens said that he would and would also post signs to that effect on the property.

There were no further questions from the Board or audience.

Upon completion of the review of the draft decision, the Board voted to close the hearing. A motion was made, seconded, and unanimously voted to approve the decision as drafted, with the amendments as discussed. The Board then signed the decision to approve the application of Landham Crossing, LLC for a comprehensive permit under the provisions of General Laws chapter 40B, sections 20-23, inclusive, to permit the construction of thirty-one townhouse condominiums, including eight units to be sold for occupancy by low or moderate income residents at established sales prices pursuant to the Department of Housing and Community Development's Guidelines for Housing Programs in which funding is provided through a non-governmental entity and/or other applicable requirements, on land owned by Kenneth and Madeleine Esser, consisting of 8.52 acres at 192 Boston Post Road in Sudbury (Assessor's Map K10, Parcel 0018), subject to all of the conditions stated in the foregoing permit decision.

The hearing was then adjourned.

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Elizabeth T. Quirk, Chair

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Jonathan F.X. O'Brien

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Benjamin D. Stevenson, Clerk

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Jeffrey P. Klofft

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Jonathan G. Gossels