

The Board consisted of: Elizabeth T. Quirk, Chair; Benjamin D. Stevenson, Clerk; Jonathan G. Gossels; and Jonathan F.X. O'Brien.

MEETING OF THE ZONING BOARD OF APPEALS

The meeting was convened by ZBA Chair Elizabeth Quirk at 7:25 p.m.

Discussion of Bond Release for Old County Road, LLC, The Villages at Old County Road, Comprehensive Permit Case #05-28, 6 Old County Road:

Ben Stevens, representing Old County Road LLC, was present to request a release of a performance bond posted for ZBA Comprehensive Permit 05-28, The Villages at Old County Road, 6 Old County Road. He provided an update on the status of the development noting that the Homeowners Association was operating smoothly and landscaping has been completed. He said that he received a notification from Town Engineer Bill Place noting that there are a few things missing from the as-built plans which he will complete and submit. Ms. Quirk said that the ZBA was also in receipt of Mr. Place's letter dated August 22, 2012 containing the list of items that need to be shown on the plan.

Ms. Quirk stated for the record that the ZBA also received comments from the Director of Planning and Community Development Jody Kablack which explained that the certification of the completion of lighting and landscaping work could be done within the next week. No concerns were anticipated. There were no comments from the public.

After a brief discussion a motion was entertained, seconded and unanimously voted to release the \$50,000 performance bond for the Villages at Old County Road contingent upon the Board's receipt of certification of the lighting and landscape plan and submittal of the revised as-built plan.

Request for Insubstantial Changes to Comprehensive Permits 10-9 (11 Ford Road), 10-10 (19 Greenwood Road), 10-11 (41 Great Road), 10-12 (56 Great Road), and 10-13 (10 Landham Road) known as the Sudbury Housing Authority Duplex Redevelopment Project:

Sudbury Housing Authority Director Jo-Ann Howe and SHA member Kaffee Kang were present to request the ZBA's approval of insubstantial changes to their Comprehensive Permits for the Duplex Reconstruction Projects. Ms. Kang explained that the original plans for the duplexes were approved with gutters and drip strips shown on the plans. The SHA requested that gutters be eliminated from the project. Their reasoning included that the projects' stormwater drainage calculations were based on not having gutters, soil percolation rates can accommodate a lack of gutters, and there would be a cost-savings to the SHA if gutters did not have to be installed on the buildings.

SUDBURY ZONING BOARD OF APPEALS

MINUTES

September 10, 2012

Ms. Quirk noted that Planning Director Jody Kablack explained in an e-mail that both she and Town Engineer Bill Place were both in agreement that gutters were not necessary and the drainage calculations would support these changes.

The Board also discussed the cost-savings to the SHA with the elimination of the gutters. Mr. O'Brien noted that there were no basements that could be impacted by this change.

A detail sheet that had not been included with the SHA's final plans was shown to Board members who then endorsed it.

There were no comments from the public. There being no further discussion the Board then voted to approve the changes as insubstantial changes to the Comprehensive Permits. The vote was unanimously approved.

Miscellaneous Business Items:

Ms. Quirk read into the record a list of minutes from hearings and meetings for Comprehensive Permit 11-40, Johnson Farm, which included hearings held on May 16, 2012 and June 18, 2012 and meetings held on June 21, 2012, July 11, 2012, and July 31, 2012. Having previously reviewed their content the Board then voted unanimously to approve the minutes.

There being no further business the meeting was adjourned.

Elizabeth T. Quirk, Chair

Jonathan F.X. O'Brien

Benjamin D. Stevenson, Clerk

Jonathan G. Gossels
