

SUDBURY ZONING BOARD OF APPEALS  
MINUTES  
July 18, 2016

The Board consisted of:

Jonathan F.X. O'Brien, Chair; Jonathan G. Gossels; Jeffrey P. Klofft; Nicholas B. Palmer, Clerk; Nancy G. Rubenstein and Benjamin Stevenson

Also present at the meeting on behalf of the Town were: Glenn Garber, Interim Planning & Community Development Director.

The meeting was opened at 7:35 p.m.

1. *CONTINUATION - Public Hearing Case 16-16 – William Caira Applicant and Richard Mattione Owner for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to construct a dwelling of approximately 3,070 s.f. after demolition, which will exceed the total floor area of the original structure, property shown on Town Map M10-0317, 22 Wagonwheel Road, Residential Zone A-1.*

William Caira and Richard Mattione were present at this continuation hearing. The Board had asked the applicants to meet with the neighbors to answer any questions that they might have, since at the last hearing they expressed concern about the size and height of the property.

The Board asked the applicant to preserve trees or re-plant trees especially around the perimeter of the property and most importantly on the front side of the property.

Mr. Caira presented an email received from a neighbor thanking them for their time and efforts in clarifying the project for them. Mr. Caira presented a revised plan showing a change of about 5 feet on the location of the driveway, Mr. Caira stated that the height of the proposed house was unchanged at 32 feet; the applicant changed the design of the attic dormer' windows to avoid having these windows face the neighbor's house.

There were no neighbors present at this hearing.

Motion was made, seconded and voted unanimously to approve revised Petition 16-16.

2. *CONTINUATION - Public Hearing Case 16-5 – Sudbury Avalon, Inc., David O. Gillespie, Vice President of Development, the applicant and AvalonBay Communities, Inc. the owner, for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Sections 20-23, and 760 CMR 56.04, for the construction of a 250-unit rental apartment community, 25% of which will be affordable units, on a 17.4 + acre parcel,, property shown on Town Map K07-0011 and K07-0013, 526 and 528 Boston Post Road, LID and Res A-1.*

Mr. O'Brien noted that there was nothing major or substantive to review, jut minor edits, fine tuning & wordsmithing.

- p.3 – Change plan date.
- Section 4.0 – Add summary of findings submitted by Mr. Stevenson in email dated 7/17/16 to the Introduction. Change Historic Districts to historical context.
- 4.A – It is really 578 parking spaces, not 450, but change to “500 or more” to be flexible.
- 4.C - Change to “enables Sudbury to fully reach”
- 7.8 – Applicant wishes to strike portion regarding the first mortgage & notice of default, as all units will remain affordable in the event of a foreclosure.
- 7.9 – No Occupancy permits prior to DEP approval of WWTP & WWTP is operational.
- 7.30 – Include repainting pedestrian crosswalk at Nobscot.

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- 10.6 - Change to “to avoid VOC-impacted groundwater”.
- 10.1 – Section 10.8 was stricken & reinserted into 10.1. The amount not to exceed should be \$15,000 and the abutting property is to the west, not north, and should be changed accordingly.
- Fill in section/item # references in 7.12(g), and throughout sections 15, 16 & 17.

Mr. O’Brien called a close to the hearing this evening, and a motion was made, seconded and voted unanimously to accept the Decision of the comprehensive permit as drafted and modified as of July 18, 2016.

On behalf of the Applicant, Mr. Schwartz thanked the Board and all Town staff for their hard work, professionalism, and due diligence throughout this entire process.

Other Business Items.

Filling of B’Nai B’Rith – The Coolidge at Sudbury – 189 Boston Post Road and concurrence with extension to September 12, 2016. The Town Clerk received this application on June 29, 2016.

Approval of Meeting Minutes – April 25, 2016

Motion was made, seconded and voted to approve Minutes from the April 25, 2016 meeting.

There being no further business, the meeting was adjourned at 8:40 p.m.

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