

MINUTES
Sudbury Zoning Board of Appeals
Friday, November 18, 2016, 8:00 A.M.
Flynn Building, Silva Meeting Room, Second Floor
278 Old Sudbury Road, Sudbury, MA

1. Work Session meeting with a subcommittee of the ZBA on the Coolidge Phase II 40 B Application, Case 16-21 – B'nai B'rith Housing New England, Inc./Covenant Commonwealth Corporation—Post Road Limited Partnership (Owner), Applicants, for a Comprehensive Permit and Substantial Modification of the existing Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.04 & 56.05, to allow construction at 187 Post Road of a second 56-unit senior age-restricted housing building. This application constitutes Phase II of the project originally approved in 2011, and includes the subdivision of the 6-acre parcel into two 3 acre parcels to accommodate the new structure. The project is known as Coolidge at Sudbury, Phase Two, and is identified as Assessor's map and parcel K10-0012.

Present at the meeting:

Applicant: Holly Grace, Michael Leo, Betsy Cooke

Board of Appeals: Jeffrey Klofft and John Riordan

Design Review Board: Jennifer Koffel and Deborah Kruskal

Town Staff: Meagen Donoghue

Mr. Klofft began the meeting by stating the main areas the ZBA asked the Coolidge team to look into include concerns of roof massing, line of site design and a concern for emergency vehicles.

Coolidge architect Michael Leo noted they wanted to break up the look of the façade on Phase II to have the appearance of more than one building. He also noted the turn-around was disconnected from entrance to the building. As a result, the entrance and height have been rearranged, as has the internal circulation of the building.

Mr. Klofft asked if the unit count has changed. Mr. Leo indicated there have been no changes to the unit count.

Mr. Leo continued stating he changed the gable organization at the entrance from one to two, and he changed the arrangement of the portico. As a result, this gives the appearance of a second building or addition added at a different date (shown as one section painted blue and the other yellow). He noted he will lower the 2nd floor eave and would be happy to change the groupings of the windows.

Ms. Kruskal asked if the handicapped ramp is still in the same place. Mr. Leo said he would need to change the paving and change the elevation. He indicated the new site drawings will catch up with the changes for the site plan. Ms. Kruskal noted the handicapped parking spaces to the left of the turn-around need to be widened.

Ms. Koffel said the massing has been improved but is concerned about the joints in the roof with snow which could fall and hit people. She suggested placing a gable above the entrance to prevent snow fall and to be aesthetically a center-point.

Ms. Kruskal suggested signage calling attention to the entrance.

Mr. Leo asked the group about removing the fencing at the entrance and replace with columns. The working group agreed columns would be a nice touch.

Ms. Koffel asked to see the garage entrance. Architect Betsy Cooke stated a wider gable was illustrated, but they redesigned a narrower and shallower pitched version. Mr. Leo noted most of the gables are six (6) pitch now. Ms. Koffel said she like the proportions, as did Mr. Klofft.

Mr. Leo indicated they would review the height of the walls on either side of the entrance to the underground parking. Mr. Klofft asked about the grading. Mr. Leo noted it doesn't show emergency services access.

Ms. Koffel asked about drainage and Mr. Klofft noted that is the topic of the next meeting.

Mr. Leo noted the height matches the height of the Phase I building.

Ms. Koffel asked about the circles at the peaks of the gables, if they are vents or glazing. Mr. Leo indicated the circles are vents and could change the design between the two different looks of the building.

Mr. Leo also noted they will illustrate recessed lighting under the canopy.

Mr. Riordan said he was concerned about the series of round vents in front of the building under every other first-floor window and found it visually distracting. Mr. Leo stated they are for the HVAC system and can be brought to the roof. Mr. Riordan asked if they could not be in the Phase II building as it is distracting on Phase I. Mr. Leo said, their location on the first level is not good during winter and can be covered with snow and shut down the system. Ms. Grace stated Phase II is on a hill and may not have this problem. Mr. Riordan asked if there were any treatments to make them smaller.

Mr. Klofft spoke of next steps stating he was in support of the new designs, as did Mr. Riordan.

Ms. Koffel asked to use restraints for treatments.

Ms. Kruskal asked if they are trying to make the yellow part of the building look like another time period, then they should make it look entirely different.

Meeting adjourned: 8:26 a.m.