

# Town of Sudbury

Office of Selectmen  
[www.sudbury.ma.us](http://www.sudbury.ma.us)

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776-1843  
978-639-3381  
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Email: [selectmen@sudbury.ma.us](mailto:selectmen@sudbury.ma.us)

June 8, 2016

Catherine Racer, Associate Director  
DHCD  
100 Cambridge Street, 3<sup>rd</sup> Floor  
Boston, MA 02114

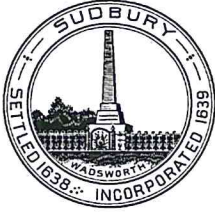
RE: The Coolidge at Sudbury Phase 2, 187 Boston Post Road, Sudbury, MA

Dear Ms. Racer:

Thank you for your letter of May 9, 2016 and the opportunity to provide comments relative to the above project application. The Sudbury Board of Selectmen met with the Developer on June 7, 2016, and received an overview of the preliminary plan to construct 56 units of age restricted affordable housing on a parcel of land located on Boston Post Road.

Following the Board's meeting, the Board directed me to respond to your letter with the following comments and recommendations:

1. The Selectmen believe the location of this property is appropriate for a comprehensive permit. There are relatively few abutters who will be significantly impacted by the density of this development. It is close to commercial services and the downtown business area. It will provide 56 units of housing, all of which will be affordable. B'nai B'rith is a taxable entity and the development will not drain constrained Town resources.
2. The Board requests that MassHousing require a market study be submitted during the Comprehensive Permit process to determine the demand for this type and price of housing in the region. It is in Sudbury's best interest to make sure the development is successful and addresses a documented need.
3. The Town and the State are in the process of designing a traffic signal at the corner of Landham Road and Boston Post Road. Easements and/or property takings may be necessary along the frontage of this property to construct the signal. The Developer should be expected to work with the Town and MassDOT on designing the intersection and abutting driveways, as these eventual improvements will benefit the residents of this development.
4. The Board requests that MassHousing require a traffic impact study be submitted during the Comprehensive Permit process in order to ascertain that the highest level of public safety for both vehicular and pedestrian traffic are met.
5. The Developer is requested to facilitate transportation for its residents by working with the Sudbury Council on Aging and the Metrowest Regional Transit Authority. If phase 2 is approved, the property in total will contribute 120 senior households to an already strained service budget.



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This could be in the form of a dedicated van service for residents of Coolidge, or a contribution towards the Town's current services.

6. The Developer is encouraged to apply for the project under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw. We encourage the Developer to reach out to the Commission during these planning stages. This development site contains a wetland area in the southeast corner of the site. The Developer should work with the Conservation Commission to create a plan that addresses and improves the resource area.
7. The Town will carefully review the appearance of the development from Boston Post Road. Massing should be minimized to avoid the appearance of high density development. Appropriate screening and landscaping to make the front of the development attractive is also recommended. Preservation of existing large trees is encouraged.
8. Local preference for the affordable units will be requested to the maximum extent allowed by law.
9. The Town of Sudbury Housing Trust requests to be the initial Lottery Agent for the project.
10. The Developer is urged to contact abutting property owners immediately to ascertain their concerns with development of the property as proposed.
11. The Town of Sudbury has shared with the Developer its concerns regarding the extraordinarily high number of public safety calls to the Phase 1 Development. In 2015, the police responded to the development 125 times and the fire also responded to 57 of those calls. There is a high number of medical calls to the development, but the calls also include suspicious behavior calls that can often be unfounded. The Town is asking the Developer for a plan to mitigate or address the high call volume.

Thank you for your consideration of these comments.

On behalf of the Board of Selectmen,

Melissa Murphy-Rodrigues, Esq, Town Manager

cc: Holly Grace, B'nai B'rith  
Jody Kablack, Director of Planning and Community Development  
Board of Appeals