

# Cold Brook Crossing

North Road (Route 117), Sudbury, MA 01776

March 11, 2020

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## PROJECT NARRATIVE

The following narrative is provided in accordance with the applicable sections of Section 4700A North Road Residential Overlay District (NRROD) and Section 4700B Melone Smart Growth Overlay District (SGOD) of the Sudbury Zoning Bylaw and is intended to supplement the accompanying application forms.

Quarry North Road LLC (the Proponent) proposes to develop 274 new residential units on 26± acres in North Sudbury, off Route 117 (North Road). See Figure 1. Cold Brook Crossing (the “Project”) is the result of over a decade of planning studies and public process conducted by the Town of Sudbury and fulfills the Town’s desire to increase the number of workforce and affordable housing units. Smart growth planning design is at the heart of this Project, creating high-density infill at a disturbed site. A key element of this Project is the Proponent is transferring ownership to the Town of Sudbury of 40 acres of highly desirable, undisturbed land in the historic Sudbury Center.

## BACKGROUND

Since 2006, the Town of Sudbury has been conducting planning studies centered around the “Melone property” – a sand & gravel quarry owned and managed by the Town since the 1990s – to help the community develop consensus around the future of this site. At present, the Melone property has been exhausted of its gravel resources and recognized as the Town’s largest remaining property suited for development. The site has been the subject of a Community Preservation Act-funded feasibility study (2006-2011), a well-attended community-led visioning process (2017), among other institutional and professional studies.

In Spring 2018, the Town of Sudbury issued a Request for Proposal (RFP) for the Disposition of Real Property (Melone property). The property available for development included 36.7 acres of quarry land straddling the Towns of Sudbury (20.3 acres) and Concord (16.4 acres). The site is shown on Figures 1 and 2. Out of three development proposals submitted to the Town in response to the RFP, the Quarry North multi-unit residential development project was ranked the most advantageous for the Town. Subsequent to the Town RFP, the Sudbury Water District issued a Request for Proposal for the Disposition of Real Property North Road. Quarry North submitted the only proposal to the Water District.

Negotiations began for a ‘Land Disposition and Development Agreement’ with both the Town of Sudbury and the Sudbury Water District which resulted in the creation of a Master Plan for the property. This included seven collaborative planning sessions with representatives of the Town and the Proponent.

Town meeting approved conveyance of the Town-owned Melone property land to the Proponent, and an amendment to the Sudbury Zoning Bylaw for a North Road Residential Overlay District (NRROD). Voting to approve a Melone Smart Growth Overlay District (SGOD) was approved at the May 7, 2019 Annual Town Meeting. The current municipal zoning in the project area is shown on Figure 7.

The result of this collaboration was the *Quarry North Master Plan*, dated November 26, 2018, updated November 30, 2018, and approved at the December 11, 2018 Sudbury Special Town Meeting. The Site Development Plan is presented in Figure 8. This Plan has been slightly modified from the Master Development Plan to relocate the wastewater treatment’s leaching field further north, as a result of the hydrogeologic engineering and permitting process.

The *Land Disposition and Development Agreement* was signed on February 28, 2019 (Attachment C), detailing the obligations of both parties and outlining the parameters of the development. These parameters include the type and size of development (described in Proposed Project section) and project mitigation (see Mitigation section) and other project terms. Any minor modification to the Quarry North Master Plan requires review by the Sudbury Planning Board.

The history of the Melone property has been well-documented by the Town on its website. Supporting documents may be viewed there: <https://sudbury.ma.us/pcd/2017/09/21/melone-gravel-pit-property-reuse-planning-2-2/>

## PROPERTY DESCRIPTION AND PROCUREMENT

The Project site is bordered by Route 117 on the south, Sudbury conservation land and a private age-restricted condominium development (55+) to the west, Concord conservation land to the north, and a wetland system to the north and east. It was configured from three former parcels (Figure 2):

1. 21.3 acres of the formerly Town-owned "Melone property"
2. 3.7 acres of land formerly owned by the Sudbury Water District.
3. A 0.99-acre single-family residential property.

Portions of these parcels will remain undeveloped by the Proponent (Figure 2):

- 9.9± acres of the Melone property will remain under Town ownership as conservation land (voted into conservation at the April 7, 1998 Annual Town Meeting).
- The southern 3.1± acres of the Sudbury Water District parcel will remain under Water District ownership.

### Melone Property Land Disposition

The December 11, 2018 Special Town Meeting voted (by more than 2/3) to "allow the transfer from the board or officer with custody of the land to the Board of Selectmen for the purpose of conveyance, and authorize the Board of Selectmen to convey some or all of the town-owned land commonly known as the Melone property."

With the conveyance of the Melone property, the Proponent is able to move ahead with the Cold Brook Crossing development and transfer the deed of a 40-acre property in Sudbury Center to the Town.

### Water District Land

This property (shown in blue on Figure 2) is identified by the MassGIS Protected and Recreational Open Space datalayer as municipal-owned land for water supply purposes. The original "Order of Taking" shows that this land was taken for "public water supply purposes in connection with its water supply system" and not necessarily for the protection of a natural resource. Furthermore, the property has been substantially altered over the years as a source of revenue for the Water District – one portion as part of the Melone quarry operation and another portion leased to a cell tower operator.

The northern 3.7-acre portion of the Sudbury Water District property is within the existing quarry pit and is not subject to a watershed preservation restriction. In a letter dated August 30, 2019, the Massachusetts Department of Environmental Protection, Northeast Regional Office, approved the conveyance of this 3.7-acre parcel by the Sudbury Water District. See Attachment D.

## Environmental Resources

Most of the Project site has been significantly disturbed as part of the sand and gravel operation, with the removal of all vegetation and underlying soils. The sand/gravel pit on the Project site includes 19.6-acres of excavated land with steep slopes (upwards of 35%) where the site adjoins with abutting properties. Other landcover on site includes a narrow, wooded buffer along North Road (Route 117) and approximately 4.0 acres of forest at the northwestern corner. Surrounding landcover includes more woodlands to the north (in Concord) and west (Sudbury Conservation Area) of the gravel pit, and an unnamed stream and associated wetland system (in Concord) to the north and east of the gravel pit (Figures 4 through 6).

Several publicly- and privately-owned open space properties existing in the area of the Project (Figure 6A), including White Pond Park in Concord, the Pantry Brook Wildlife Management Area in Sudbury, and land south of Route 117 protected under agricultural restrictions. MEPA issued an ENF Certificate on January 10, 2020. See Attachment E.

## Infrastructure

This area of Town is serviced with public water via Sudbury Water District, electrical services through Eversource, and natural gas from National Grid. Wastewater will be handled by a private on-site wastewater treatment and septic system for wastewater disposal, which is currently undergoing review by the MassDEP.

The site is located within proximity to three MBTA commuter rail stations; the Lincoln Station (3.3 miles), the Concord Station (3.5 miles) and the Weston / Silver Hill Station (5.2 miles). Each MBTA station is within a 5- to 15-minute drive from the Project site.

## PROPOSED PROJECT

The Proponent has executed a "*Land Disposition and Development Agreement*" with the Town of Sudbury, which includes the creation of a 40R residential development at a newly designated Smart-Growth Overlay District within the former Melone Quarry property.

## Plan of Development

The Quarry North "*Master Development Plan*" was approved at the December 2018 Special Town Meeting and includes 274 residential units on 26± acres, with associated infrastructure (Figure 8). The townhouses are arranged into two neighborhoods and multi-family buildings are centrally located, providing all residents with convenient living options and views of the surrounding landscape.

Zoning allows for a leasing office, meeting rooms, fitness room, recreational facilities, and other amenities to provide on-site opportunities to residents for social gatherings, activities, and community services.

Two site plan pre-application meetings with the Planning Department were held on 1/15/20 and 2/11/20. The applicant has provided a site plan showing the proposed development. The site is located at the south end of the site adjacent to Route 117 (North Road). The proposed development includes 101 rental units, 123 townhouses, and 50 condominiums. The site is currently zoned R-1 and is being proposed for rezoning to R-2. The rezoning is necessary to allow for the proposed development. The rezoning is being proposed by the Planning Board. The rezoning is being proposed by the Planning Board. The rezoning is being proposed by the Planning Board.

As depicted on Figure 8, the development program includes the following:

- 101 one-, two-, and three-bedroom rental units; 26 of the units shall be “Affordable” in perpetuity. The rental units will be housed in two buildings in the designated “Smart Growth Overlay District (SGOD)” at the south end of the site adjacent to Route 117 (North Road). Surface and under building basement parking will be provided for the two buildings.
- 123 townhouses in two-, and three-bedroom for-sale units in the designated North Road Residential Overlay District (NRROD). Thirty-one of the two-bedroom townhouses will be 55+ age-restricted.
- 50 condominiums for-sale; including 23 one-bedroom units and 27 two-bedroom units, all will be 55+age restricted in a single four story building also included in the designated North Road Residential Overlay District (NRROD). Surface and under building basement parking will be provided.

## Site and Building Design

The proposed site plan has been designed to embrace the topography of the site. The design retains the natural grading and existing vegetation, as much as possible, to provide a visual buffer around the development, enhancing the aesthetics of the development both for residents and for neighbors and drivers along North Road. Green initiatives have been designed into the Project, including:

- installing LED site lighting and using Dark Skies-compliant, full cut-off fixtures to facilitate energy efficiency and minimize light spillage
- incorporating some of the parking within each building to reduce the heat island effect
- installing bike racks throughout the site and a bike share program
- constructing on-site pedestrian connection through Sudbury to the future Bruce Freeman Rail Trail
- collecting recyclables separate from trash
- providing up to three electric vehicle charging stations

Buildings are planned to meet the Massachusetts Stretch Energy Code and/or the Home Energy Rating System. The following best practices are proposed within each building's design:

- LED lighting
- Energy-Star appliances
- low-flow water toilets and plumbing fixtures
- robust insulation
- high-performance windows
- on-demand hot water heaters
- efficient heating and cooling systems
- low-emitting VOC's for the paint and sealants

## Wetland Impacts

There would not be any direct impacts to streams or bordering vegetated wetlands as part of this project. Work would occur in previously disturbed Outer Riparian Riverfront Area (area between 100- and 200-feet from the stream) at the southeastern corner of the Project. This would include roughly 3,330 square feet of land (730 sf permanent and 2,600 sf temporary) of the previously disturbed Outer Riparian Riverfront Area (area between 100- and 200-feet from the stream) at the southeastern corner of the Project to construct the proposed wastewater treatment utilities building.

In accordance with the Wetlands Protection Act Regulations (310 CMR 10.58(6)(h)), the 'construction...of a public or private wastewater treatment plant and their related structures' are exempted from the requirements for Riverfront Area.

## Wastewater Plant

The Project requires MassDEP Groundwater Discharge Permit as the Project involves the construction of an on-site wastewater treatment plant (WWTP) with associated leaching field to infiltrate treated wastewater. On October 1, 2019, MassDEP approved the Proponent's WP-83 Application: Hydrogeologic Report (See Attachment I). The Proponent will prepare plans for the wastewater treatment facility and submit them with the Ground Water Discharge permit application to MassDEP's NE Regional Office.

Based on a geohydrology study (See attachment I), the location of the leaching field was sited 1,371 feet away from the Town of Sudbury's inactive "Well #5" (Figure 5) to maximize the travel time to these wells. MassDEP concurs that groundwater flow is southeast, away from both White Pond and the Concord White Pond Wells. The proposed leaching facility is outside the Zone II for the Concord White Pond Wells.

The wastewater treatment facility will be designed to meet and/or exceed State regulatory levels for discharge with a Zone II. A licensed septage hauler would be contracted to remove grit, sludge, and screenings that are generated at the WWTP, and haul those materials to a wastewater treatment facility for disposal.

## Stormwater Improvements

The Project is subject to the National Pollutant Discharge Elimination System (NPDES) program of the United States Environmental Protection Agency, which will require construction operations to comply with the NPDES General Permit For Stormwater Discharges From Construction Activities and will require the implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) addressing erosion and sedimentation control practices to be used throughout the construction period. Proposed erosion and sedimentation control measures will include compost filter socks, silt fence, crushed stone, riprap, hydroseeding, mulching, erosion control matting, diversion berms, and sedimentation basins. Compost filter sock and siltation fence will be used for the perimeter erosion control barrier and elsewhere as conditions warrant. Sedimentation basins and diversion berms will be added, removed, and adjusted as the site evolves throughout the construction process. Hydroseeding or sod will be used as a permanent stabilization measure for all revegetated areas of the site. Slopes 3:1 and steeper will be stabilized with an erosion control matting. Mulching may be used to reinforce seeded areas where erosion control matting is not required or warranted, but where some protection is warranted. Mulching may also be used to stabilize areas where construction activities will temporarily cease for more than 14 days.

Silt sacks will be used to protect catch basins prior to binder and elsewhere as conditions warrant. The contractor will be required to keep a reasonable stock of erosion controls on site to be able to supplement or make repairs as necessary.

The project includes a post-construction stormwater management system designed to collect, convey, treat, infiltrate, and control stormwater discharges associated with the development in accordance with applicable state and local requirements. The stormwater Best Management Practices (BMPs) have been designed such that the post-development peak discharge rates and volumes do not exceed pre-development peak discharge rates and volumes up to and including the 100-year storm event. BMPs are also designed to treat the water quality volume beyond the required 80% removal of total suspended solids, to exceed the required groundwater recharge volume, and to incorporate infiltration measures. Specific BMPs that are proposed include deep-sump hooded catch basins, proprietary water quality treatment units, infiltration basins, and subsurface infiltration systems. A comprehensive Stormwater Management Report and Operation & Maintenance Plan has been included with this submission.

## MITIGATION

Mitigation was agreed upon, by the Town of Sudbury and Project Proponent, through the working sessions surrounding the *Land Disposition and Development Agreement*. The *Agreement* outlines mitigation that will help lessen the new development's impact to local services, regional traffic, and the environment.

A transportation management plan has been developed to mitigate the increase in daily vehicular traffic anticipated from the creation of 274 new housing units at the Project site. At a minimum, the Project's transportation mitigation measures will include:

- \$1,000,000 provided to the Town of Sudbury for transportation mitigation. The Town may use these funds to evaluate and implement transportation improvements at locations identified in traffic study completed by town consultant. These locations include:
  - Route 117 (North Road)/ Mossman/ Powder Mill Road
  - Route 117 (North Road) / 144 North Road (Cummings Office Park)
  - Route 117 / Plainfield Road
  - Traffic Signal Synchronization at multiple location on Route 117
- On Route 117 (North Road), left-turn lane will be constructed on the eastbound approach to the Site entrance.
- A shuttle service for Project residents to mass transit stations (i.e. West Concord and Lincoln commuter rail stops), Sudbury local businesses, amenities, facilities and attractions.
- On-site facilities for car sharing services
- On-site facilities for bike sharing services
- A Transportation Management Plan See (See Attachment K)

## Development Schedule

The Proponent anticipates starting construction in the summer of 2020 upon receiving all permits/approvals and taking ownership of the property. The first phase includes the grading, site infrastructure, entry boulevard, waste water treatment facility, leaching field, clubhouse, age restricted and non-age restricted townhomes, the 50 unit age restricted condominium building, clubhouse, and the two apartment buildings. The condominium building and apartment buildings take 11 months to construct and the townhomes take approximately 4 months to construct. The Proponent expects that it will take 3 to 4 years to complete the construction of all buildings, with the first units to close in the summer of 2021 and the last unit to close sometime in 2023-2024. The duration will vary slightly depending on unforeseen conditions such as unsuitable soils, severity of winter weather, and the real estate market. A construction logistic and management plan is included with this submission.

## Fiscal Impact Study

Included with this submission is the fiscal impact study that was prepared and presented by Town Manager Melissa Murphy Rodrigues at the Town Forum of November 27, 2018.