



# Town of Sudbury

## Building & Inspections Department

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8/29/2016

To: Zoning Board of Appeals & Meagen Donoghue, Town Planner  
From: Mark Herweck, Inspector of Buildings  
Re: The Coolidge Phase II Comprehensive Permit.  
189 Boston Post Road

Note: The building department had received complaints about trash & sewer odors, power outages, electrical surges, storage issues, etc. in the first few months of operation. Complaints have subsided or have possibly been directed to the Board of Health Agent. The Board of Health and Fire Department have made it clear that some of the residences may be in need of more care than is provided.

1. This building is age restricted, affordable, and accessible rental units. It is classified as R-2 use & 5-A construction. Note that assisted living is I-1 use and would require different building code requirements.
2. There are 70 parking spaces for the existing 64 units. Parking for phase two, 56 units in the proposed plan, is 46 spaces in the garage and an additional 10 spaces in front of the building. 6 spaces from the existing lot are being relocated to the west side of the property. Out of the proposed 56 spaces none are handicapped or employee spaces. I recommend 3 handicapped in the garage and 1 near the front entrance. Not including visitors or employees, this will bring the parking space count to less than 1 per dwelling. This needs to be addressed.
3. Handicapped units and parking should be located at the most accessible route.
4. Basement garage shows no ground level egress, stand pipes, ventilation system, stand by power, etc.
5. What percent of the foundation is below grade?
6. Fire access to the building is limited making rescue difficult for firemen. Will they be able to reach the rear of the building for mechanical maintenance, generator, HVAC, etc.?