



TOWN OF SHERBORN
19 Washington Street
Sherborn, MA 01770
508-651-7850

Michael Giaimo, *Chairman*
Paul R. DeRensis, *Vice Chairman*
Mark Brandon, *Clerk*
Charles Yon Sean Killeen

May 20, 2016

Jessica L. Malcolm
40B Specialist
MassHousing
One Beacon Street
Boston, MA 02108

Re: Coolidge Crossing, Sherborn, MA (*Coolidge St. and Grey Rd.*)

Ms. Malcolm:

The Sherborn Board of Selectmen has received a copy of the application for Site Approval submitted by Gray Road, LLC. There has also been a site walk attended by members of various Sherborn boards and commissions, and a discussion with Ben Stevens at a Board of Selectmen's meeting. We have received comments on the projects from relevant boards and commissions. Specifically, please see the attached comment documents from the Conservation Commission and the Board of Health. In addition, I am providing additional comments below that express concerns raised by members of the Sherborn Board of Selectmen and Planning Board:

1. There is much concern about the impact of the numerous proposed wells on the plume of chemical contamination from the General Chemical site in Framingham, currently under study and management by MA DEP. The drawdown from these wells could facilitate the flow of underground water toward the area, resulting in migration of those chemicals into these wells, as well as the existing wells of other residents of the neighborhood. Evidence of these chemicals has been found in Course Brook and in the MWRA aqueduct, both of which run close to the proposed development. Therefore, due to the potential impacts, we suggest that the applicant contract with a consultant to explore the feasibility of a connection to the Natick municipal water system, including both physical feasibility and the implications of any inter-municipal agreement that might be required for such a connection to be considered by the Towns of Sherborn and Natick. We have confirmed with the Town of Natick that discussions related to this have already commenced.

2. Section 56.03(6)(d) of 760 CMR defines "large projects" as totaling more than 6% of existing housing units for towns with fewer than 2500 units, and Section 56.03(1)(d) provides that a decision by a Board to deny a project that exceeds this large project maximum shall be upheld. Sherborn has 1479 housing units so 6% is 90 units. While Coolidge Crossing is proposed to be 88 units, we understand that the principal of Gray Road, LLC, Ben Stevens, has also been in contact with Mass Housing Partnership regarding serving as the subsidizing agency for an 84-unit rental project on a parcel abutting Coolidge Crossing, which he has also purchased. We believe that these projects should be considered together as a "large project" since the parcels are contiguous and the same developer is pursuing both. Please also note that Mr. Stevens has received approval on April 27 for a 32-unit comprehensive permit on another site in town, and has a 12-acre parcel under agreement in which he is presently conducting soil testing for another potential project.

3. As proposed, Coolidge Crossing consists of 88 3-bedroom units. We believe that there is a stronger need for 2-bedroom units in Sherborn both for older residents who wish to downsize and young people just moving to town. We would like to see a unit mix that includes a significant number of 2-bedroom units.

4. Sherborn also has a scarcity of rental units in its housing inventory, and almost no rental apartments. According to the U.S. Census American Community Survey, between 2010-2014 there were only 167 renter-occupied units and the median rent was \$2,000 per month. Most of these rentals were relatively short-term and almost all were for single family homes. Rental apartments would help diversify our housing stock to serve multiple generations and economic levels.

5. The Town has other general operational concerns such as the impact on local schools, traffic, infrastructure (roads, water, sewer), and demands on Fire Department and Police Department. The Town is prepared to work with the developer on identifying and estimating the fiscal impacts of such demands as the project develops.

6. Other concerns that have been expressed that will eventually need to be looked at further as the project review proceeds are concerns regarding project density, impact on wetlands, water quality, and other topographical limitations.

Thank you for this opportunity to comment.

Sincerely,



David R. Williams
Town Administrator

E: dwilliams@sherbornma.org