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

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

July 13, 2016

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

Re: Green Lane – Sherborn MA – MHID No. 843

Dear Ms. Malcolm:

The Sherborn Board of Selectmen has received a copy of the application for Site Approval submitted by Green Lane, LLC (Ben Stevens, the Applicant). There has 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. For the reasons stated below we respectfully request that MassHousing not grant Site Approval at this time.

This letter was approved by a vote of the Sherborn Board of Selectmen at its July 13, 2016 meeting, and presents comments that express concerns raised by members of the Sherborn Board of Selectmen and Town staff. In addition, please see the attached comment documents from the Planning Board and Conservation Commission.

1. As proposed, Green Lane, LLC consists of 16 duplex townhouse units on a 12.94-acre site at 1-31 Green Lane in Sherborn MA. Of the 16 Multi-family Duplex Units, each with 3 bedrooms and an average of 2,700 sq. feet of those units, 4 will be made available to low to moderate-income residents. We believe that there is a strong need for 2-bedroom units in Sherborn, both for older residents who wish to downsize and for young people just moving to town. We would like to see a unit mix that includes a significant number of 2- bedroom units.

2. The Town has general operational concerns such as the impact on local schools, traffic, infrastructure (roads, water, sewer), and demands on Fire Department, Police Department, and Public Works. The Town is prepared to work with the developer on identifying and estimating the fiscal impacts of such demands as the project develops. However, Town staff is specifically communicating the following concerns:

   A. Road condition and traffic on Green Lane present a serious public safety concern. It is a challenging road for emergency vehicles to traverse at this time, since it is a narrow, gravel road with very

few residences. It is not currently wide enough for two vehicles to safely pass, nor for a vehicle to turn around under favorable weather circumstances. Large vehicles have difficult sight lines and turning radius when leaving either end of Green Lane. Road improvements could also be inhibited by geography and ecology in this area. A traffic study and engineering study of the road in regards to surface, widening, intersections, and drainage would need to be completed before any more comments can be provided. Cost projections for maintaining this road will also need to be done, as it is already a costly effort to keep the road passable in all seasons with the limited number of residences that exist currently.

B. There is a lack of water source for adequate fire protection on areas of Green Lane. There is a great concern about the lack of water on Green Lane for fire protection given the density of the proposed project. While Town firefighting equipment carries enough water to battle a fire at many single family homes, it cannot carry adequate water to the site to fight a fire that involves multiple buildings. This is a more likely scenario given the density of this project. In addition, the Town's larger firefighting equipment can only access residences on Green Lane from one end, and it is not the end closest to the proposed development.

C. A change in the actual use of Green Lane could be problematic to many. Currently, Green Lane has extremely light traffic because the road is nearly impassable at times. Because of the rural nature of this unimproved road, there is a fair number of people who walk, ride bikes and ride horses on this road. Increased traffic on this road will make this a more dangerous place for these activities.

D. Green Lane is also a scenic road, subject to the Scenic Roads Act, and site and project design should be revised to be sensitive to and comply with statutory and regulatory requirements and intent pertinent to this status.

4. 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.

We understand that you have received thoughtful comments from an abutter to the project and we urge you to take those comments seriously and require the proponent to properly address the concerns raised in that letter and this one, and not issue Site Approval at this time.

Thank you for this opportunity to comment.

Sincerely,

Michael Giaimo, Chairman
Sherborn Board of Selectmen

PLANNING BOARD

Gino Carlucci, AICP
Town Planner

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MEMO TO: David Williams

FROM: Gino D. Carlucci, Jr., Town Planner

DATE: July 6, 2016

SUBJECT: Comments on proposed Green Lane 40B

With input from Planning Board members, but without a formal vote of the Board, I suggest the following comments on the proposed Green Lane 40B project by Trask Development:

1. Green Lane is a narrow street, and unpaved for most of its length. Along with lack of municipal water and sewer, it is not suited for a significant development of 16 units. There are currently just 16 houses on this street so this development would double the number of housing units and all but one duplex would be located on the unpaved portion of the road.

2. As proposed, the duplexes are too close to the road. The setback distances appear to be about 50-80 feet back while most of the houses in this area are 100+ feet back from the street. This is inconsistent with the character of the neighborhood and would result in the loss of a beautiful wooded streetscape.

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3. As noted in comments on previous applications, Sherborn has a scarcity of rental units. Barely 10% of the housing stock consists of rented units and most of those are single family homes, not apartments, with a median rent of $2000 per month (American Community Survey, 2010-2014).

4. There is concern about the market need for ownership units. A current 40B project in Sherborn (Whitney Farms) has sold only a single house after years of construction and marketing.

MEMORANDUM

TO: BOS: Michael Giaimo, Chair, and Fellow Board Members

FROM: Steve Gaskin, Chair; Allary Braitsch, Agent; and Heather Marusa, Acting Agent

DATE: July 8, 2016

RE: **Mass Housing Comments for Proposed Green Lane Development**

The following memo contains comments from the Conservation Commission regarding the recently proposed Green Lane Development. The comments follow a review of the proposal to Mass Housing and the Mass Housing sponsored site walk that was conducted on June 13, 2016.

Given the presence of wetlands on the site, an order of conditions will be required (based on a Notice of Intent (NOI) filing). The current project design has wetland-related impacts that fall under our local by-law regulations. As part of the NOI, a Stormwater Review will be required to ensure that the proposed system meets the Massachusetts Stormwater Management Standards. Such a review will require a peer reviewer/engineer with the appropriate stormwater experience.

In addition, other permit applications may be utilized:

- **Abbreviated Notice of Resource Area Delineation (ANRAD):** confirms the wetland delineation as flagged in the field by the Applicant's wetland scientist and verified by Conservation staff if not done via an NOI.
- **Administrative Approval (AA):** Required for any ground disturbance outside of the NOI scope, such as soil testing.

Issues and Concerns:

- **Wetland Delineation:** The wetland line has not yet been formally reviewed by Conservation staff. In addition, the surrounding properties have not yet been checked for resource areas by Conservation staff. Identification of resource areas on surrounding properties whose buffer zones extend onto the project site would need to be assessed for potential impacts.
- **Wetland Resource Buffer Zone Impacts:** Some of the buffer zone for identified and possible wetlands adjacent to the project may be significantly altered, possibly impacting these wetlands. Some proposed buildings (particularly buildings C and D), and at least one SAS (for Building B), are sited within the 100-foot buffer zone. For buildings C and D,

- their respective wells are sited within our local 50-foot No Alteration Zone, defined in Sherborn Wetland Regulations, Section 3.4. In addition, there is possibly steep grading proposed in the preliminary site plan, just behind the proposed structures. For example, in one location, the grade appears to be approximately 14% near the wetland resource. Any vegetation removal from those slopes may impact the wetland resource. In addition, the entire property is sited within a mature upland forest, some of which may be within the 100-foot buffer zone. This mature upland forest provides valuable wildlife habitat,
- **Local 50-foot No Alteration Zone (NAZ):** As stated in the item above, Sherborn has a 50-foot NAZ as part of its local wetlands bylaw (again, Section 3.4 of the Sherborn Wetland Regulations). The development proposes work within the NAZ including construction of wells and the potential for steep grades. The full scope of the buffer zone work has not been assessed.
- **Water Quality/Pollution Prevention and Stormwater Management:** Given the new onsite-generated contaminants, both from the new residences as well as the increased traffic along Green Lane, the Commission is concerned about stormwater management. On the preliminary site plan, there is no stormwater management depicted, therefore its location, size and other details must be articulated before review of the system's adequacy can proceed. Stormwater infiltration and the design of stormwater quality BMPs will need to be designed to ensure their ability to uptake pollutants and limit the release of potential contaminants into surrounding resource areas and groundwater. Water quality is of particular importance due to Sherborn's complete reliance on groundwater for its private water supply. Residual stormwater contaminants may be problematic to nearby and planned on-site drinking water wells. Most wells in Sherborn are in bedrock and fed by fissures, some of which connect to overburden groundwater.
- **Wetland Hydrology Impacts:** Eight new wells will be drilled for the project, this has the potential to cause a drawdown or other alteration in groundwater quantity, quality and/or flow direction.
  Septic/SAS Interaction with Wetland Resource: Though the preliminary site plans show more than 50 feet of separation between the nearest SAS and the wetland on site, depending on the direction of groundwater flow, the potential for interaction between wastewater and the wetland resource still exists.