

# *The Fields at Sherborn*

A TRASK DEVELOPMENT COMMUNITY IN SHERBORN, MA 01770

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## SECTION 7: EXISTING SITE CONDITIONS DESCRIPTION

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## EXISTING SITE CONDITIONS

**The Fields at Sherborn** is located between 247 and 257 Washington Street (Route 16) in Sherborn, MA on a 17.55 acre site currently zoned Residence District B (2 acre minimum lot size). An Existing Conditions plan prepared by Bruce Saluk & Assoc., Inc. is included as Sheet 3 [Plan EX], Section 8 of the Preliminary Engineering Drawings in the Comprehensive Permit Application. The subject property is primarily open land with three non-residential outbuildings that are in various stages of decay. All of these buildings will be demolished. The site appears to have been used as a small farm in previous years and it appears that most of the parcel was cleared of vegetation at some point. The site is generally level with a small drop and then a rise towards the back wooded area. The majority of the development will be in the existing open fields and the back wooded area will remain undisturbed.

The site includes approximately 6.89 acres of wetlands. The wetland area has been substantially confirmed with the Sherborn Conservation Commission. The soils are excellent for both septic and subsurface recharge drainage systems. A suitable area for a large common septic system has been located and recently tested. This testing was witnessed by The Town of Sherborn Board of Health Agent. The area near Washington Street where the septic field will be constructed can be replanted to act as a meadow area for wildlife or this area could also be used as a recreational area for residents.

A natural gas line is available adjacent to the site on Washington Street. Electric lines are also available at Washington Street. The site's topography is such that little imported or exported fill should be required for the completion of site infrastructure.

The subject site is located within a mapped Natural Heritage Priority Habitat area and the original development plans have been modified as requested by the Massachusetts Division of Fisheries and Wildlife. The Massachusetts Division of Fisheries and Wildlife has completed its review of the revised plans and issued a letter stating that the proposed project will not result in a "take" of state-listed species as long as the conditions listed in the letter are fully implemented. The Applicant will comply with each of the conditions included in the October 14, 2014 letter, a copy of which is included in section 7 of the Comprehensive Permit Application.

**The Fields at Sherborn** location on Route 16 is less than 1 mile from the Sherborn/Holliston border. The location has direct access to Route 16 and provides easy and safe vehicle access without any significant neighborhood adverse impacts. A Traffic Impact Statement has been included in Section 12 of this Comprehensive Permit Application. The site is approximately 1.5 miles from shops and stores at the intersection of Route 16 & Route 126 in Holliston and government buildings and the Sherborn Public library at Route 16 & Route 27.

The Metro West Regional Transit Authority (MWRTA) (Route 6 Holliston Milford Line) has bus stops along Route 16 (1.9 miles from the subject site at the First Congregational Church in Holliston) and on Route 126 (3.4 miles from the subject site at the Shaw's Shopping center in Ashland). Bus routes along Route 16 and

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126 travel north from the downtown Milford bus stop at the Milford Town Hall into the Central Hub of the MWRTA located at 37 Waverly Street in Framingham.

The existing neighborhood is a mix of housing styles including cape, colonial, farmhouse and contemporary designs. Across the street on Knollcrest Farm Lane is a recently developed, small subdivision of large, single family homes. There is no dominant architectural style in the nearby neighborhood areas and the neighborhood seems to have been developed over a long time period with the exception of the Knollcrest Farm Lane subdivision.

The following photographs are attached:

1. An aerial photograph of the general area with the subject site outlined.
  2. A regional map with the subject site identified.
  3. Photographs of 2, 3, and 4 Knollcrest Farm Lane (recently developed subdivision located across from the proposed entrance to The Fields at Sherborn).
  4. Photographs of 257 Washington Street (direct abutter to the west of the subject site).
  5. Photographs of 247 Washington Street (direct abutter to the east of the subject site).
  6. Photographs of the subject site (located on the south side of Washington Street between 247 and 257 Washington Street) showing the land and the blighted outbuildings that will be demolished.
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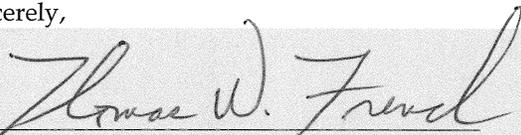
- c. The design and location of road curbing, if proposed or required. Unless otherwise approved in writing by the Division, Cape Cod berms, sloped granite curbs, or a similar design that allows passage of turtles and other small wildlife shall be used in place of vertical curbing in all locations where curbing is proposed or required.
2. Prior to the start of Work, the Applicant shall record this letter and the Division-approved, final revised site plan in the Registry of Deeds or the Land Court for the district in which the Property is located so as to become a record part of the chain of title for the Property. Prior to the start of Work, the Applicant shall provide the Division with proof of said recordation.

Provided the above-noted conditions are fully implemented and there are no changes to the Project Plan, this project will not result in a "take" of state-listed species. This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the Project Plan may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

The Division notes that any future projects or activities proposed on the project site which are (a) located outside of the approved limit of work, (b) not exempt pursuant to 321 CMR 10.14, and (c) located within mapped *Priority Habitat* as indicated in the Massachusetts Natural Heritage Atlas, will require review by the Division pursuant to the MESA. The Division, at its discretion, may take into account the cumulative impacts that may be relevant to state-listed species, including but not limited to those associated with the current project.

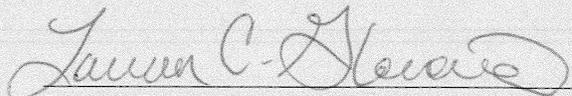
Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter, please contact Jesse Leddick, Endangered Species Review Biologist, at (508) 389-6386 or [jesse.leddick@state.ma.us](mailto:jesse.leddick@state.ma.us).

Sincerely,



Thomas W. French, Ph.D.  
Assistant Director  
Massachusetts Division of Fisheries & Wildlife

On this <sup>15<sup>th</sup></sup> day of October, 2014, before me, the undersigned notary public, personally appeared Thomas W. French, Ph.D., Assistant Director, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.



Lauren C. Glorioso, Notary Public  
My Commission expires: February 6, 2020



**LAUREN C. GLORIOSO**  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
February 6, 2020

cc: Desheng Wang, Creative Land and Water Engineering  
Mike Trum



Ames Dr

Brook St

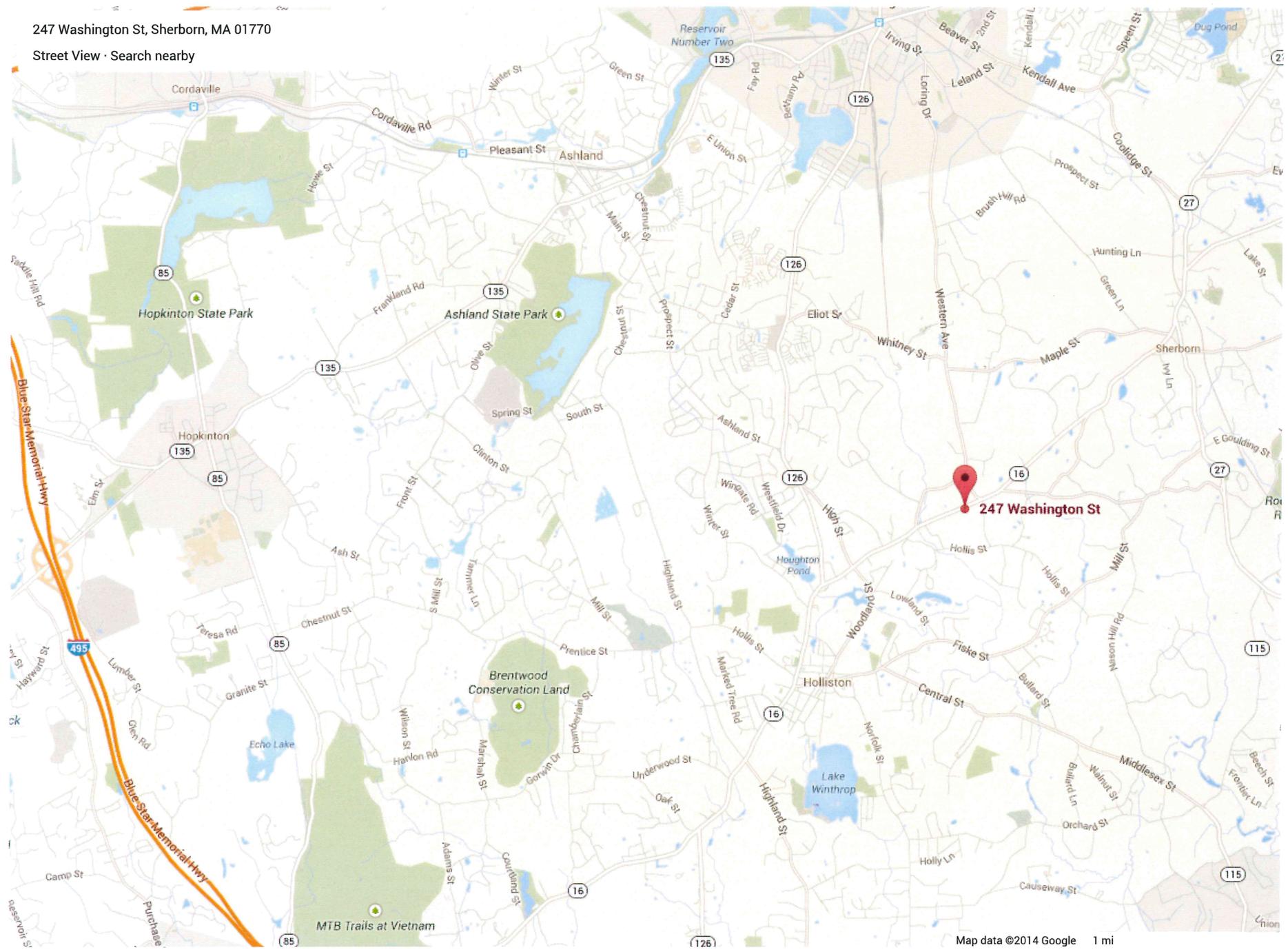
Washington St

Western Ave

Dopping Brook  
Whitney St

Rogers Rd

247 Washington St, Sherborn, MA 01770  
Street View · Search nearby



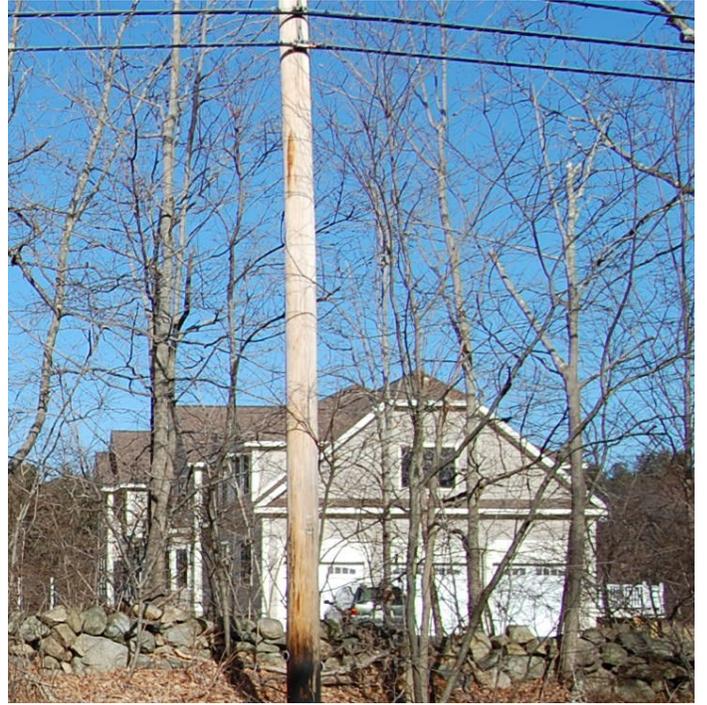
Map data ©2014 Google 1 mi

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**Knollcrest Farm Lane from Washington Street.**



**Knollcrest Farm Lane from Washington Street.**

**2 Knollcrest Farm Lane, Sherborn, MA.**



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**4 Knollcrest Farm Lane, Sherborn, MA**



**3 Knollcrest Farm Lane, Sherborn, MA**

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**257 Washington Street, Sherborn, MA.**

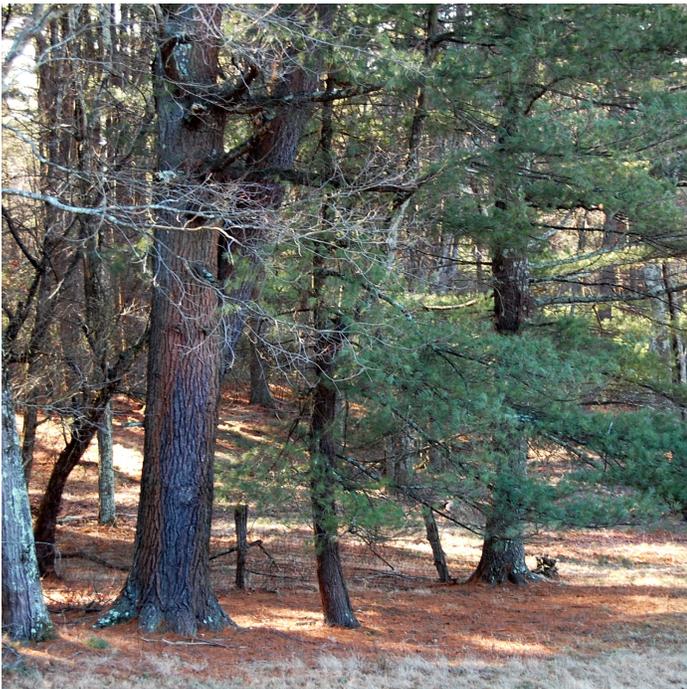


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**247 Washington Street, Sherborn, MA.**



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**Land located between 247 & 257 Washington Street, Sherborn, MA.**



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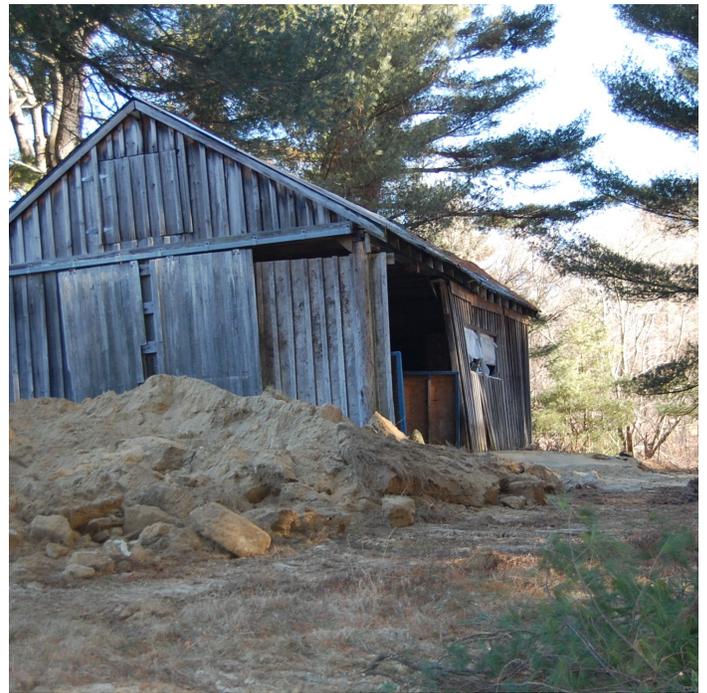


**Land located between 247 & 257 Washington Street, Sherborn, MA.**



# *The Fields at Sherborn*

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**Outbuildings on land located between 247 & 257 Washington Street, Sherborn, MA.**

