

The Fields at Sherborn

A TRASK DEVELOPMENT COMMUNITY IN SHERBORN, MA 01770

SECTION 2: PROJECT DESCRIPTION

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The Fields at Sherborn will consist of thirty-six (36) townhouse condominium units yielding 9 affordable units and 27 market rate units. There will be twenty-four (24) two-bedroom units and twelve (12) three-bedroom units. The units will average approximately 2,500 sf. Garages will be front facing with the end units having one double garage door (2-car garage) and the interior units having one single garage door (1-car garage). Each unit will have exclusive driveway parking for additional vehicles. In addition, sixteen parking spaces will be provided for guest parking. All the units will be served by private wells and a private septic system. Natural gas and electricity will be provided by NStar. The majority of the development will be in the existing open fields and the back wooded area will remain mostly undisturbed.

The stylized-New England architectural design will feature three and four unit townhouse buildings designed to complement the size and massing of other homes built in the area. The buildings have been sited to maximize backyard privacy and the two buildings closest to Route 16 have been oriented so that the massing view from Route 16 is minimized. The buildings will be completed with roof line details, façade details, color shifts, and overhangs to lessen the overall building height and size impact. The roof lines are based upon a single level or cape style that has gables and dormers added to visually downplay the roof lines. The units will be constructed with covered entranceways, detailed raised panel garage doors with glass lites and extensive exterior trim and moldings. The exterior of the buildings will be constructed using Hardi-plank pre-colored cementitious boards with Azek-style trim. Both products are earth friendly and made of recycled materials that need little to no maintenance over time. Each unit will have either a deck using Trek-style materials or a concrete paver patio depending upon site grading conditions. All the homes will be constructed to Energy Star standards. With the exception of Building A, the units that are proposed are very similar to the Developer's recently completed Chapter 40B townhouse condominium development in Sudbury; Landham Crossing (www.landhamcrossing.com). Building A will be similar in style to the townhouse condominiums recently built at Meeting House Lane in Southborough. Photographs of the Landham Crossing and Meeting House Lane buildings are included in Section 10 of this Comprehensive Permit Application. Preliminary architectural elevations and floor plans for The Fields at Sherborn have been included in Section 10 of this Comprehensive Permit Application.

All of the buildings will front the new roadway system and not toward Washington Street, so that the side elevations will present back to Washington Street rather than the front elevations. This orientation of the buildings permits the buildings to look similar in size and height to existing homes along Washington Street. Also, since the buildings are turned perpendicular to Washington Street, the garage doors are less visible from Washington Street than they would be if the buildings were sited horizontally to Washington Street.

In addition, the septic area is to be constructed near Washington Street, allowing the first townhouse building (Building A) to be set back approximately 140' feet from Washington Street even though the underlying zoning requirement for front yard setback is only 60 feet. There are existing trees along the street side of the property that can be saved and/or replaced per discussions with the town of Sherborn during the public hearing process and at final design review.