

May 11, 2017

Zoning Board of Appeals
Town Hall
Sherborn, Massachusetts

RE: Sherborn Village
59 N. Main Street
Sherborn, Massachusetts
EDC Job No.: 3438

Attn Board Members:

In support of the 40B Permit Petition by Heritage Properties, EDC offers the following considerations regarding comments issued by the Sherborn Board of Health in their December 30, 2016 Memorandum to the Sherborn Board of Selectmen.

The proposed development will consist of twelve (12) units as both standalone and duplex configurations. Each unit will be 55 & over age restricted condominiums and composed of two (2) bedrooms. Title 5 data provides effluent loading of 150 gallons per 2-bedroom unit within a 55 and over age-restricted project which will result in a total effluent loading of 1,800 gallons per day. This effluent loading is equal to 283 gallons per acre if relying upon the entire parcel and 297 gallons per acre should the land division proceed as planned in order to improve the abutting property lot configurations. In either case the effluent loading remains below the maximum effluent loading permitted by Title 5 for land areas subject to nitrogen loading limitations. To date significant soil testing by three separate consulting firms and two separate peer review agents has been completed on the subject property and we believe that we can accurately configure a soil absorption system in order to support 1,800 gallons of effluent anticipated for the project.

Water Supply for the project is to be provided by 2 wells that are to be sited over 175-feet from the proposed soil absorption system. Each well will provide 6 units or 900 gallons per day which in turn conservatively needs to yield approximately 8-10 gallons per minute in order to properly address related peaking factors with the water supply without adding separate storage tanks (these wells are on the order of what would be required in order to serve two 4-bedroom dwellings). The water demand for this project is not significantly different than what was already approved for this site since three single family 5-bedroom dwellings that were originally approved for this site would have resulted in a water demand of 1,650 gallons per day or about 92% of the current proposal.

Health Community Features should be important to the project and introducing pedestrian walkways is definitely a worthwhile endeavor and we would like to explore constructing walking paths on the project site, as well as, rely upon the municipal sidewalks that are available on North Main Street.

Thank you for your consideration and we look forward to continuing to work with the Board in processing this permit application.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter Bemis

cc. Heritage Properties