



TOWN OF SHERBORN
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Select Board

Eric Johnson, *Chair*
George Morrill, *Vice Chair*
Jeff Waldron, *Clerk*
Paul DeRensis and Charles Yon, *Members*

David R. Williams, Town Administrator
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August 13, 2020

Local Initiative Program (LIP)
Department of Housing & Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114

Attn: Alana Murphy

Cc: Developer, Select Board,
Town Counsel and Departments

Re: LIP Project Endorsement by Sherborn Select Board

Project: Coolidge Crossing
Property: 84-86 Coolidge Street, Sherborn, MA
Applicant: Baystone Sherborn LLC

Ms. Murphy:

The purpose of this letter is to advise you that the Town of Sherborn Select Board is pleased to endorse and sponsor a LIP Application from Baystone Sherborn LLC for the proposed multifamily rental project known as Coolidge Crossing on Coolidge Street in Sherborn (4-0-1 vote on 8/13/20).

The Developer initially presented the project to the Select Board at a regularly scheduled public meeting held on April 16, 2020; and again at a public meeting held on June 25, 2020. Thereafter, the Developer provided the Board with the LIP Application, project documentation, plans, and related application materials. The Developer appeared before the Board again on August 13, 2020, at its regularly scheduled public meeting. After its review and public dialogue with the Developer, the Board voted to endorse the LIP Application with a letter of support to DHCD. Additionally, the Town Administrator was authorized to convey the endorsement and sign the Application on behalf of the Select Board.

The Project is a proposed 120-unit rental project, consisting of three (3) residential buildings, a clubhouse, and covered garages sited on 13 +/- acres of currently undeveloped land. This property was proposed for development in the 2016/2017 timeframe by Trask as a non-LIP, Chapter 40B project known as the Villages at Sherborn. That project included on-site water and sewer treatment, and was never permitted.

Baystone's conceptual site plan entitled "Coolidge Crossing," dated July 21, 2020, prepared by Civil Design Group, LLC; as well as a preliminary set of architectural plans entitled "Baystone Plans Elevations," dated July 11, 2020, prepared by R.A. Schaefer & D.M. White Architects, were reviewed by the Select Board, together with the additional LIP application package. In marked contrast to the prior Trask proposal, the proposed Baystone project includes water and sewer access from two neighboring communities (Framingham and Natick), and does not require a series of on-site drinking water wells and/or a private wastewater treatment system on-site. With these environmentally-sensitive matters to be addressed via inter-municipal agreements, the project site is now better able to support increased density.

At a meeting held on Thursday, August 13, 2020, the Select Board voted unanimously to endorse and sponsor a LIP application based on the Developer's plan. In short, the Board feels that the site is well-suited for a multi-family rental community, as it is located in a residential area with the recently-approved Meadowbrook Commons, which is a senior housing development. The Select Board endorses the proposed Coolidge Crossing project and believes that affordable, quality multi-family housing, providing solid value for residents, is highly desired.

Upon holding a public hearing, the Sherborn Zoning Board of Appeals will consider issuing a comprehensive permit approving the project. As per 40B requirements, 25% of the approved rental units will be set aside for those households earning no more than 80% of the area median income as determined by DHCD through its Local Initiative Program guidelines. A regulatory agreement will be entered into between DCHD, the Town, and the Developer.

Within the Zoning Board of Appeal's Chapter 40B hearing process, the Developer will be seeking from the Town the following: 1) Relief from the Town's density requirements; and, 2) Adjustments for various Town fees and certain additional local regulations. Baystone has agreed to utilize local contractors where feasible in order to help the local construction trades. The parties will further discuss these matters with local boards and officials, as well as with the Zoning Board of Appeals, as part of the ZBA review process for the Chapter 40B application, which will be filed upon issuance of Project Eligibility.

The Select Board is pleased to report a very positive experience in working with the Developer during the Board's review of the proposed Coolidge Crossing project. The Board is enthusiastic about seeing this project get underway, and will work with the Developer to streamline the Chapter 40B process as much as possible.

The Select Board reserves the right to provide additional comments as its review of the proposed project continues, or as additional project information becomes available. Please contact me in the Select Board Office for any further information that you may require from the Town of Sherborn.

On behalf of the Sherborn Select Board, thank you for your time and consideration!

Sincerely,



David R. Williams
Town Administrator