



April 28, 2021

Mr. Richard S. Novak, Chairman
Sherborn Zoning Board of Appeals
Town Hall
19 Washington Street
Sherborn, MA 01770

Re: Wetlands Protection Recommendations (Letter 2 – Response Review)
Coolidge Crossing Comprehensive Permit
84-86 Coolidge Street
Sherborn, Massachusetts

Dear Mr. Novak:

We have reviewed responses to our April 20, 2018 letter provided in the April 23, 2021 letter from Civil Design Group (CDG Letter) and find those responses adequately address our noted concerns and recommendations.

As we understand it, the only relief requested from the Sherborn Wetlands Regulation will be to allow work within the 50-foot No Alteration Zone. The Project has presented a compelling justification and mitigation summary that we believe strikes an appropriate balance between the desire to protect wetland resources and the need for affordable housing and that granting such relief is reasonable provided the mitigation proposed is a condition of approval.

The CDG Letter also includes a summary of commitments/changes made under the heading “OTHER” which relate to other concerns expressed during the Board’s review. We ask only that those changes be referenced to original comment numbers when applicable so we can track comment status efficiently.

The following provides a status update regarding comments issued in our April 20, 2021 letter.

STORMWATER MANAGEMENT

- a. Applicant has incorporated our comments by reducing pavement where practicable. Comment Addressed, no further response required.
- b. No response needed.
- c. No response needed.
- d. No response needed.

WILDLIFE HABITAT IMPACTS AND MITIGATION

- a. Project has incorporated small wildlife crossings at appropriate locations which is a reasonable accommodation given the concerns noted. We recommend the ZBA include incorporation of such crossings as a condition of approval but allow the Project latitude to work out the details of such crossings cooperatively with the Conservation Commission including the possibility of foregoing their installation with the consent of the Commission. Comment Addressed, no further response required.
- b. Project has incorporated recommended changes to lighting where possible. Comment Addressed, no further response required.

- c. Project has identified areas of proposed landscape mitigation and has adequately defined the scope and scale of the commitment so that it can be included as a condition of approval. Similar to the wildlife crossings, any condition should allow the Project to work cooperatively with the Conservation Commission to decide on final plant selection and placement, ideally after a substantial portion of the Project is constructed so the plantings are integrated as effectively as possible. Please note, this mitigation can also be considered an offset to impacts within the 50-foot No Alteration Zone since the work will supplement vegetation within wetland buffer zones. Comment Addressed, no further response required.

LANDSCAPE PLAN FOR JURISDICTIONAL/BUFFER ZONE AREAS

- a. Applicant has incorporated our comments by providing plans showing the proposed locations and scope of mitigation. Comment Addressed, no further response required.
- b. Comment Addressed, no further response required.
- c. Comment Addressed, no further response required.

We will be available to discuss these matters in detail at tonight's hearing. If you have any questions or comments in the meantime, please feel free to contact me at (508) 786-2230.

Very truly yours,



Sean P. Reardon, P.E.
Vice President

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