

Project Description – Project Eligibility Application

Farm Road Homes

Portion of 55-65 Farm Road, Sherborn, MA

“Farm Road Homes” will be located on fourteen acres of land at 55-65 Farm Road in Sherborn, MA shown on a ANR Plan of Land dated February 24, 2022, and prepared by Samiotes Consulting Inc. The Applicant, Fenix Partners Farm Road Development, LLC has planned 32 units of homeownership condominiums including 14 Two Bedroom 2.5 bath duplex units, 6 two-bedroom 1.5 bathroom cottages, 6 three bedroom 2.5 bathroom front loaded homes and 6 three bedroom 2.5 bathroom rear loaded homes.

All units except for the Cottages will have two car garages. The Cottages will each have two surface parking spaces. Each unit will have an open concept kitchen living room area and washer/dryer. Each unit will have one or more of the following: patio, farmers porch or deck. Eight units will be income restricted to 80% of Area Median Income for the Boston-Cambridge-Quincy HUD market area.

The Town of Sherborn has stated in its Housing Production Plan (2017) and again in its Master Plan (2019) that it seeks *“more affordable homeownership options including small cottage-style homes in cluster developments, condominiums, and townhouses”*. The applicant believes this development will further that goal.

Farm Road Homes will have on site walking paths that connect to Town Forest trails that are a fifteen minute walk to the Pine Hill School and other town center locations. In addition, families may also walk from their homes through Town Forest to Farm Pond in twenty minutes.

The development will be served from Farm Road by pole mounted utilities for electricity/cable tv, telephone and other communications which will be brought to the entrance of the site and placed underground. The site will also be served by seven rows of solar panels which are planned on the northern portion of the site. The Applicant hopes to meet net-zero energy standards. Furthermore, the applicant will seek to make the project fossil fuel free by working with MA Save to adopt an all-electric heating system. In addition, the homes will be served by private water and shared onsite septic system.

Below is a summary of the proposed units:

Unit Type	# Units	Sale Price	Size
Affordable 2 Bedrooms 2.5 baths Duplex	3	\$272,000	1,495
Affordable 2 Bedrooms 1.5 baths Cottage	2	\$272,000	1,197
Affordable 3 Bedrooms 2.5 baths (Front)	1	\$294,000	2,483

Affordable 3 Bedrooms 2.5 baths (Rear)	2	\$294,000	1,765
Market Homes 2 bedrooms 2.5 baths Duplex	11	\$725,000	1,495
Market Homes 2 bedrooms 1.5 baths Cottage	4	\$610,000	1,197
Market Homes 3 Bedrooms 2.5 baths Front	5	\$995,000	2,483
Market Homes 3 Bedrooms 2.5 baths Rear	4	\$825,000	1,765

Unit owners will be provided with exclusive use area around their buildings. There will be a walking path along one side of the internal roadway. Trash and recycling will be private with weekly pick-ups at curbside and the cost paid for in the Homeowners Association (HOA) fee.

The site is currently vacant and partially wooded and is surrounded on three sides by 167 acres of Sherborn Town Forest (and 70 acres of private undevelopable land). It is old growth farmland. The surrounding uses along Farm Road are single family homes and woods. A natural wooded buffer will be mostly maintained at the perimeter of the site.

Site Control:

The site is currently owned by Fenix Partners Farm Road, LLC under deeds recorded at the Middlesex County Registry of Deed in Book 76660, Page 53 and Book 78824, Page 317. It will be transferred to Fenix Partners Farm Road Development, LLC, (Applicant) at a later date.

Design Narrative and Energy Efficiency:

The proposed site layout includes a range of two- and three-bedroom unit types meant to help address the needs of a range of households and income levels. Each home is 1.5 to 2 stories in height, including pitched roofs, detailing, and materials in keeping with the traditional, residential, New England character of the surrounding community. All homes include front porches that face the shared walks and green spaces of the neighborhood, helping foster a sense of community between residents. All homes except the smallest two-bedroom cottages include a two-car garage, with most types having their parking accessed by shared rear parking lanes that help minimize the presence of parked cars and garage doors from the common areas.

From an energy efficiency perspective, the project goal will be “net zero”. It will utilize a shared array of solar panels that will provide all required power for the homes. This array will be located at the back of the site on top of a hill to minimize its visibility. The units themselves will adhere to the Stretch code and include energy efficient envelopes and mechanical systems to help minimize the amount of required heating and cooling. Appliances and lighting will be Energy Star certified, all fixtures will be low flow, and all finishes will be low or no VOC.

Affordability and Housing Needs:

Eight units will be eligible to be counted on the Town of Sherborn’s Subsidized Housing Inventory which currently stands at 2.3%, well below the Commonwealth of Massachusetts 10% requirement. According to the 2013-2017 ACS, Sherborn has 1,369 ownership units or 92.5% of

its units. Of these, 415 owner occupied units, over 30% are ownership cost burdened, including 10.5% who are severely cost burdened. The development will provide a multi-generational community with units that are appropriate for young professionals, families and seniors either wishing to enter the homeownership market or looking to downsize and stay in the community.

Fire Protection & Public Safety

An on-site fire cistern will be sited in coordination with the Sherborn Fire Department. The Applicant will provide the Fire Department with a fire apparatus vehicle turning movement plan to show that there is adequate space within the site for fire truck turning movements.

Environmental Due Diligence

Environmental due diligence was completed by consulting the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). It was determined that there are no flood boundaries located onsite. The latest Massachusetts Natural Heritage atlas effective August 3, 2018, indicates that there is no Priority Habitat mapped within or near the property.

Stormwater Management

This project will be designed to meet or exceed the requirements of the Department of Environmental Protection (DEP) Stormwater Management Standards as outlined in the Massachusetts Stormwater Handbook. The drainage system once fully engineered will match or reduce stormwater runoff rates offsite. A system of catch basins, drain manholes, a sediment forebay, and infiltration basin have been preliminarily specified to provide water quality treatment and infiltration which will meet or exceed that required by MassDEP standards.

The final Stormwater Management Plans will include provisions for both "Construction Phase Erosion and Sedimentation Controls" and a "Long Term Operation and Maintenance Plan".

Wetlands

The applicant has previously worked with the Sherborn Conservation Commission and has identified small areas of wetlands on the far western border of the site in addition to the pond area in the southwest corner of the site along Farm Road. These areas have been flagged, mapped and confirmed with the Commission through the issuance of an NOI for the construction of wells in July of 2021.

All construction proposed in the concept plan is outside of the 50' buffer zone to the wetlands.

Compliance with the DEP stormwater standards will provide a presumption that groundwater supplies and adjacent properties are adequately protected from potential negative impacts. The project proponents will work cooperatively with the Town of Sherborn and their engineering consultant to ensure that development of the project is in full compliance with all applicable state standards.

Previous Development Efforts

The Applicant has acquired 16.7 acres and a single-family house at #55 and #65 Farm Road. Through an ANR process, the existing house is now on a site of 1.5 acres. In addition, a conforming (by-right) new building lot of 1.2 acres was created through an ANR and permitted by the Sherborn BOH for a well and septic in November 2021.

The remaining fourteen acres were previously the subject of informal discussions with various town officials about development of an additional three to eight homes. An application for two separate single family septic systems/wells on this land was submitted to the Sherborn Board of Health in January 2022. These applications were formally withdrawn on March 16, 2022.