



August 10, 2015

Mr. Alan Rubenstein, Chairman
Board of Appeals
Town of Sherborn
19 Washington Street
Sherborn, Massachusetts 01770

Re: The Fields at Sherborn - Comprehensive Permit Application
Site Plan Peer Review

Dear Mr. Rubenstein:

As requested by the Town of Sherborn, BETA Group, Inc. (BETA) has reviewed the site plan for *The Fields at Sherborn*. This letter is provided to outline BETA's findings, comments and recommendations for the site design aspects of the project.

BASIS OF REVIEW

The following documents are the basis of the review.

- Town of Sherborn Massachusetts Zoning Board of Appeals Application for a Comprehensive Permit Under Massachusetts General Law Chapter 40B, Section 20-23 Applicant: The Fields at Sherborn, LLC Subject Property: Assessor's Map 3 Lot 88B and Map 3 Lot 88C in Sherborn Massachusetts. Including the following:
 - o Summary Information
 - o Project Description
 - o Eligibility Letter, MassHousing
 - o Evidence of Site Control
 - o Limited Dividend Entity Status
 - o Development Team Information
 - o Tabulation of Proposed Buildings
 - o Requested Waivers
 - o Traffic Impact Statement
- Plans (9 Sheets) entitled *The Fields at Sherborn Washington Street Sherborn* dated, February 1, 2015 revised through July 28, 2015 by Bruce Saluk & Assoc. Inc., Marlborough, MA
- Colored Plan entitled *General Plan The Fields at Sherborn Washington Street Sherborn* dated, January 22, 2015 by Bruce Saluk & Assoc. Inc., Marlborough, MA
- Landscape Plans (2) entitled *The Fields at Sherborn Washington Street Sherborn Mass Trask Development* dated, March 12, 2015 by Hawk Design. Inc., Sagamore, MA

NOTE

BETA's comments on traffic impacts were provided in a letter to the Zoning Board of Appeals dated June 30, 2015. Comments on stormwater management and wetland impacts were provided in a letter to the Zoning Board of Appeals dated July 29, 2015. Comments on water supply and sewer treatment are scheduled to be provided in the coming week. These subjects are therefore not commented on in this letter. BETA also did not comment on the architectural aspects of this project.

PROJECT OVERVIEW

The existing 17.55± acre wooded lot containing wetland resource areas is located on the south side of Washington Street opposite Knollcrest Farm Lane in Sherborn, Massachusetts. The project documents indicate the proposed development includes 36 new residential units in 10 buildings with associated access drives, parking, private water wells, on-site septic, stormwater management systems and private utilities.

It is understood that this project is filed as a Comprehensive Permit under M.G.L. Chapter 40B and therefore not subject to local zoning.

Density, Unit Size and Bedroom Count

The project is located within a Residence District B which requires a minimum lot area of 2 acres for a raw density of 0.5 units/acre. The project proposes 36 units in ten buildings on a 17.55 acre parcel or a raw density of 2.0 units/acre. Documents indicate there is 10.56 acres of upland for an effective density of 3.4 units/acre. However, the entire development is actually proposed within a 6 acre area increasing the density.

Over 1,000± linear feet of retaining walls are proposed with 750± feet at property lines. Buildings are 17 to 30 feet apart; 10 units are located less than 30 feet from property lines (with decks even closer); 20 units are partially located within the 100 foot wetlands buffer; and as many as 13 units will likely have their rear or side yard restricted in size due to the 50 foot (wetlands) no alteration zone.

Supplemental documents indicate that the proposed units are two stories with an average of 2500 sq. ft. of floor area. The site plan and architectural elevations depict some units with walk out basements. Analysis of the preliminary architectural plans, provided with the application, indicate that units have the potential to have more bedrooms than listed. 310 CMR 15.002 Defines a Bedroom as follows:

Bedroom - A room providing privacy, intended primarily for sleeping and consisting of all of the following:

- (a) floor space of no less than 70 square feet;*
- (b) for new construction, a ceiling height of no less than seven feet three inches; for existing houses and for mobile homes, a ceiling height of no less than seven feet zero inches;*
- (c) an electrical service and ventilation; and*
- (d) at least one window.*

Living rooms, dining rooms, kitchens, halls, bathrooms, unfinished cellars and unheated storage areas over garages are not considered bedrooms. Single family dwellings shall be presumed to have at least three bedrooms. Where the total number of rooms for single family dwellings exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two then rounding down to the next lowest whole number. The applicant may design a system using design flows for a smaller number of bedrooms than are presumed in this definition by granting to the Approving Authority a deed restriction limiting the number of bedrooms to the smaller number.

Based on floor plans and the definition above the number of bedrooms is calculated as follows -:

<u>Unit Name</u>	<u>Bedrooms</u>	<u>Studies</u>	<u>Total Rooms^a</u>	<u>Effective Bedrooms</u>	<u>Project Units^b</u>	<u>Total Bedrooms</u>
Adams 2 (in)	2	2	8	4	10	40
Adams 3 (in)	3	1	8	4	5	20
Kirkland 2 (ex) 1 st Fl. M.	2	1	7	3	6	18
Kirkland 2 (ex)	2	1	6	3	6	18
Kirkland 3 (ex)	3	1	7	4	6	24
Leverett 2 (ex)	2	1	6	3	2	6
Leverett 3 (in & ex)	3	0	6	3	1	3
Total					36	129

Notes:

- Architectural drawings did not include basements therefore any potential basement rooms were not considered.
- Floor plan options of 2 and 3 bedroom units were maintained at a ratio of 2:1 (24 to 12) respectively.

Since the number of bedrooms are used to calculation water usage and sewer treatment facility sizing, the Board should evaluate the project on the potential construction of 129 bedrooms.

- Provide floor plans for basements.*
- Revise bedroom count to reflect current design and update calculations for water usage, sewer treatment and impacts to Town resources (schools, emergency services, etc.)*
- Recommend that a condition be included that restricts basements from being finished and potentially used as an additional bedroom.*

Site Layout and Circulation

The project includes construction of 36 units in 10 buildings with driveways and access roads within a 6 acre area. The *Rules and Regulation of the Sherborn Planning Board* (subdivision regulations) indicate a typical section of 24 feet with berm and a sidewalk on one side. The project proposes a 22 foot wide road with cape cod berm however based on how the Sherborn typical section is drawn the project is consistent with the Regulations for roadway width. The project does not provide a sidewalk, however. The access drive to the turnaround meets the dead in length of 600 feet specified in the subdivision regulations however buildings F & G are another 140+ feet further than the turnaround.

- Provide a plan showing the entire parcel to be developed including all abutters.*
- Provide baseline data to show alignment.*
- Although Washington Street does not currently have a sidewalk the Board should consider requiring a sidewalk for pedestrian access from units to the street for access to school bus stop, future sidewalk on Washington Street or other passive recreation (e.g. walking a dog).*
- Provide turning templates the show that the site can accommodate the region's (Sherborn and Holliston) largest emergency vehicle.*
- There are limited areas for recreation in this area of town and individual units have limited exterior space. Units are sized to accommodate families. With these factors the applicant should provide recreation area(s) on site for residents and their families.*

Parking

Most interior units (15) have a single car garage while the remaining units (21) have a two car garage. Each garage has enough space in front it to park another car. Therefore there are 114 spaces at the units. The plan also provides 16 spaces for visitors.

P1. Based on the interior bedroom count calculated above, BETA recommends providing an additional two spaces be added between units A and B. This will provide an additional half a space per unit and reduce the occurrences that parking will be necessary within the 22 foot wide access drives.

P2. Provide accommodations for snow storage.

Site Grading and Earthwork

The access drive is shown with a 4 to 8% profile grade which is within the subdivision regulations range. In order to maximize the buildable portions of the site significant grading and retaining walls are proposed.

GR1. Provide information on earthwork quantities (excavation and or fill) to determine the number of truckloads to be entering or exiting the site.

Landscaping

The overall landscape plan appears reasonable in the layout and quantity of proposed planting. The Typical Building Planting Plan is adequate. Plants listed on the Concept Plant Schedule are acceptable.

LA1. Provide landscape plans stamped and signed by a landscape architect

LA2. Building (36 Units) to land seems dense. The following are recommendations to consider

- a. Eliminate Buildings A and J – this would help keep the “open” feel as experienced and seen from Washington Street.*
- b. Make Building J a 3 unit building – this would allow a bit more space between the abutting residence (#253 Washington) and the new building.*
- c. Unit 26 (Building H) is very close to Unit 25 (Building G), provide additional screening.*

LA3. The existing residence at #253 Washington will have a direct view of the proposed development. Additional screening will be needed to block the view of the 10 foot tall retaining wall. Provide illustrative drawing and/or cross section of the view from #253 to Buildings A and J.

LA4. The existing residence at #247 Washington is very close to Buildings A and B and relies on screening from their property. Provide adequate screening from the project property.

LA5. Recommend that the grasses covering the septic systems be a native field grass.

Lighting

Site lighting plans and details were not provided with the application. The development will be in close proximity to two residences

LI1. Provide site lighting plan, details and photometrics including site and building lighting for access drives, parking area and walkways.

Utilities

Along with private wells and an onsite sewer treatment facility, the project will be served by private underground electric, telephone and gas.

U1. The project will require transformers and other equipment to service these units that will not likely be finalized until an approval is obtained. Recommend that a condition be included that final utility plan be submitted for record.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.

A handwritten signature in blue ink, appearing to read "Philip F. Paradis, Jr.", is positioned above the printed name.

Philip F Paradis, Jr., PE
Senior Project Manager