

September 6, 2023

Town of Sherborn Zoning Board of Appeals
19 Washington Street
Sherborn, MA 01770

Dear Mr. Novak, Mr. Fitch, Mr. McBride,

Below are some observations/questions related to the 32 home development at 55/65 Farm Road we hope the ZBA will consider:

1. Additional traffic data needed:
 - a. School buses to and from Pine Hill and Dover Sherborn Regional schools. (See district schedule published each year)
 - b. School buses coming to and from DSHS for sports games and other events- Farm Road is a regularly traveled route for many visiting schools during peak and non-peak times.
 - c. School bus stop may interfere with emergency response from nearby Fire Station on Farm and or volunteer response.
 - d. Impact of freight train crossing and potential gate installation. (See attached USDOT Crossing Inventory Form for Farm Road crossing).
 - e. Sun glare East in am, and West in pm slowing traffic and creating hazards for pedestrians, bikers and drivers.
 - f. Walker, biker, trail hiker traffic on Farm Road, esp. during warm weather months.
 - g. Construction and landscape trucks on Farm Road, esp. May-October. Where will landscape and construction vehicles park when servicing the development?
2. Additional line of sight issues should be explored (beyond trimming a few trees/shrubs as recommended in the report):
 - a. Snow accumulation/windowows will impact sightlines (east and west, entering and existing project) - this is noted in the report, where will it go, will Town manage? private plowers?
 - b. Duplex siting close to Road- do the buildings sited close to road may block views/sounds of eastbound traffic?
 - c. Easement on 65 Farm Rd - will anticipated use of horse trailers at roadway cause block views/sounds from westbound traffic? How is this parking area easement addressed in the report?
3. Climate related safety issues need to be considered:
 - a. Serious concerns about existing icy Farm Road conditions causing accidents and hazards, as have been reported to SB, Fire, Police - going back to early 1970s in letter to then Superintendent of Roads. How does traffic report factor these data points? Accident in early 2023 resulted in ambulance for driver and injury to responding fire fighter.

- b. Concerns about water rushing downhill on Farm during heavy rain events, causing erosion and flooding at storm drain at bottom of Great Rock and hazardous conditions. How does report factor this impact on traffic and safety? How will stormwater plan impact this?
- 4. Other issues that should be explored:
 - a. Additional pedestrian traffic when more residents, pets, children crossing to walk in popular Great Rock/Peckham Hill neighborhood or walking down Farm to town campus and stores.
 - b. Farm Road is a scenic road - stone walls should be maintained and the overgrown area at 55-65 Farm should be maintained at all times for pedestrian safety..
 - c. Speed changes from 35 to 30 mph at 65 Farm consider reducing to 30mph or 25mph for full stretch from 27 to Lake.
 - d. How will ZBA factor in other impacts from other 40B projects currently in progress AND anticipated -- Brush Hill, Coolidge Street, Washington St, Greenwood, etc.

Thank you,
Mary & Brian Moore
49 Farm Road