

FARM ROAD HOMES

55-65 Farm Road

September 6, 2023

PRESENTATION TO THE TOWN OF SHERBORN ZONING BOARD OF APPEALS



Farm Road Homes: Development Team

Bob Murchison, Fenix Partners Farm Road
Development, LLC
Developer

Desheng Wang, Creative Land & Water Engineering
Civil/Site Engineering

Christina Carlson, Union Studio
Architect

Paul Haverty, Blatman, Bobrowski, Haverty &
Silverstein, LLC

40B Attorney

Jeffrey S. Dirk, Vanasse & Associates
Traffic Engineer

Farm Road Homes Water Supply

- Public Water Supply (PWS) versus private wells
- Well locations
- Well distances
- Questions

Public Water Supply versus Private Wells

- MA DEP process for determination
- Determination wholly in the purview of MA DEP
- Proposed 7 private wells
- Each well is owned by a sub-group of homes
 - Sub-group of homes is responsible for well maintenance and repair
 - Individual wells will provide water for a group of four to six homes (9 to 12 bedrooms)

Well locations



APPROVED UNDER MASSACHUSETTS GENERAL
LAW CHAPTER 40B

DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE LAPSED SINCE THE SHERBORN ZONING BOARD OF APPEALS APPROVAL HAS FILED WITH THE SHERBORN TOWN CLERK AND THAT NO APPEAL HAS BEEN FILED WITH THIS OFFICE.

DATE JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers

P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Section Title: **Proposed Conditions Plan (3 of 4)**

Project Name: Date: / /

Printed Name: **Frank Head** Printed Name: **Frank Head**

65 Farm Road - Sherborn, MA

Fenix Partners Farm Road, LLC

Designed by: DSW, EA Approved by: DSW Scale: 1" = 30'



Well Distances

- All 7 wells are more than 100' from each other
- All wells are more than 25' to property line with Town conservation land
- All wells are 310' to 530' from on-site septic field
- Closest neighbor wells are 558' to 64 Farm Road and 859' to 49 Farm Road

Questions?

