

Project Description – Project Eligibility Application

Coolidge Street Homes

108 Coolidge Street, Sherborn, MA

“Coolidge Street Homes” will be located on five acres of land at 108 Coolidge Street in Sherborn, MA shown on a plan of land dated April 5, 2022, and prepared by Samiotes Consulting Inc. The Applicant, Fenix Partners Coolidge Street, LLC has planned 12 units of homeownership condominiums including 6 three-bedroom, 2.5 bath single family homes and 6 two-bedroom, 2.5 bath single family homes.

All homes will have a two-car garage. Each will have an open concept kitchen/living room area, a washer/dryer with one or more of the following: patio, farmers porch or deck. Three homes 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 (2022) 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 community will further that goal.

Coolidge Street Homes will be located less than two miles from the West Natick MBTA station and three and a half miles to the MA Pike.

The community will be served from Coolidge Street by pole mounted utilities for electricity, internet, cable tv and other communications which will be brought on to the site underground. The applicant will seek water/sewer from the to be developed North Sherborn Water/Sewer Districts. If this proposed systeme is not built, Coolidge Homes will have three wells to provide water and the condominium will share a Title V septic system.

As site planning further develops, the applicant will seek to site solar panels in order to meet a net-zero energy standard if possible. In addition, the applicant will work with MA Save to adopt an all-electric heating system.

Below is a summary of the proposed homes:

Unit Type	# Units	Sale Price	Size Sq Ft
Affordable 2 Bedrooms 2.5 baths Single Family	2	\$272,000	1,495
Affordable 3 Bedrooms 2.5 baths Single Family	1	\$294,000	1,765
Market Homes 2 Bedrooms 2.5 baths Single Family	4	\$785,000	1,495
Market Homes 3 Bedrooms 2.5 baths Single Family	5	\$885,000	1,765

Unit owners will be provided with exclusive use areas around the buildings. There will be walking paths to access the central courtyard as well as other areas of the property.

The site currently has a single-family home and is generally cleared with some woodlands among the wetlands. The property is mostly surrounded by undeveloped woodlands which have been previously permitted by Sherborn for 187 homes and apartments.

Site Control:

The site is currently owned by Fenix Partners Coolidge Street, LLC under a deed recorded at the Middlesex County Registry of Deeds in Book 79535, Page 42.

Design Narrative and Energy Efficiency:

The proposed site layout includes two and three-bedroom homes 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 are in keeping with the traditional, residential, New England character of the surrounding community. 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 include a two-car garages accessed through rear parking lanes that help minimize the presence of cars and garage doors from the common green spaces in the front of the homes.

From an energy perspective, the project will seek to achieve a net-zero goal through the use of electric heat-pump units and solar panels onsite. The homes will adhere to the Stretch Code and include energy efficient envelopes and mechanical systems to help minimize the amount of heating and cooling. Appliances and lighting will be Energy Star certified; all fixtures will be low flow without VOCs.

Affordability and Housing Needs:

Three homes will be eligible to be counted on the Town of Sherborn's Subsidized Housing Inventory (SHI) which currently stands at around 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, 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 and 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 on-site. 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:

The 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 which will meet or exceed that required by Mass DEP 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 an area of wetlands in the southeast corner of the site. This area has been fully flagged, mapped and is the subject of a recorded ORAD.

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

Compliance with the DEP stormwater standards will provide a presumption that groundwater supplies and adjacent properties are adequately protected from negative impacts. The project applicant 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:

While the property has frontage and area for an additional single-family home, the applicant is not aware of any previous applications submitted for further development of the site.