

# Toll Brothers

## MEMORANDUM

**DATE:** August 18, 2023  
**TO:** Mr. Gino Carlucci  
Town Planning Consultant  
Town of Sherborn Planning Department  
**FROM:** Dave Buckley  
**RE:** Meadowbrook Commons-Preliminary Development Plan Revisions

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Dear Mr. Carlucci,

In 2017 a preliminary Development Plan for Meadowbrook Commons, received approval at Town Meeting in accordance with section 5.6.3 of the Towns zoning By-Laws. The proposed area, comprised of 25+ acres, was amended at Town Meeting to allow through Special Permit age qualified and affordable housing under the "Residence EA" zoning district.

In 2022 Toll Brothers entered into an agreement to purchase Meadowbrook Commons, a proposed 67 unit 55+ active adult community located at 104 Coolidge Street, Sherborn MA.

60 Units will be market rate homes, with an additional 7 units designated as affordable. We intend to offer four home designs, with the layout of the home design varying slightly based on the buyer's selections of customizable options. All units will be two bedrooms.

At Town Meeting in October, Toll Brothers is seeking the approval of the modified preliminary plan and change of the total developable square footage of floor areas. This change allows Toll Brothers to sell a product and design more in tune with today's Buyers wants and needs.

Per Zoning By-Law 5.6.6a. the Planning Board may permit deviations from the Preliminary Development Plan approved at Town Meeting provided it does not permit an increase in the dwelling unit density or permit an increase greater than 10% in the total floor area. The Preliminary Site Plan approved in 2017 was for 136,300 max square feet of floor areas. The Planning Board can approve up to 149,930 square feet based on the prior approval. Toll Brothers is seeking to modify at Town Meeting the site plan 20.5% over the approved Preliminary Site Plan for 164,258 total developable square feet. As highlighted in the attached presentation, density, affordable unit count and open space requirements will not change.

We are seeking endorsement from the Planning Board of this change to the Preliminary Development plan for inclusion as a Warrant Article at this Octobers Town Meeting.

Thank you for your review and please contact me with any questions.

Thank you,

David Buckley

Director, Community Planning

